

City of Marina

2015 Housing Element Update

Draft
**Initial Study –
Negative
Declaration**



May 2016

Environmental Scientists Planners Engineers

2015 Housing Element Update

Draft Initial Study – Negative Declaration

Prepared by:

City of Marina
209 Cypress Avenue
Marina, California 93933
Taven M. Kinison Brown
831-884-1238

Prepared with the assistance of:

Rincon Consultants, Inc.
437 Figueroa Street, Suite 203
Monterey, California 93940

May 2016

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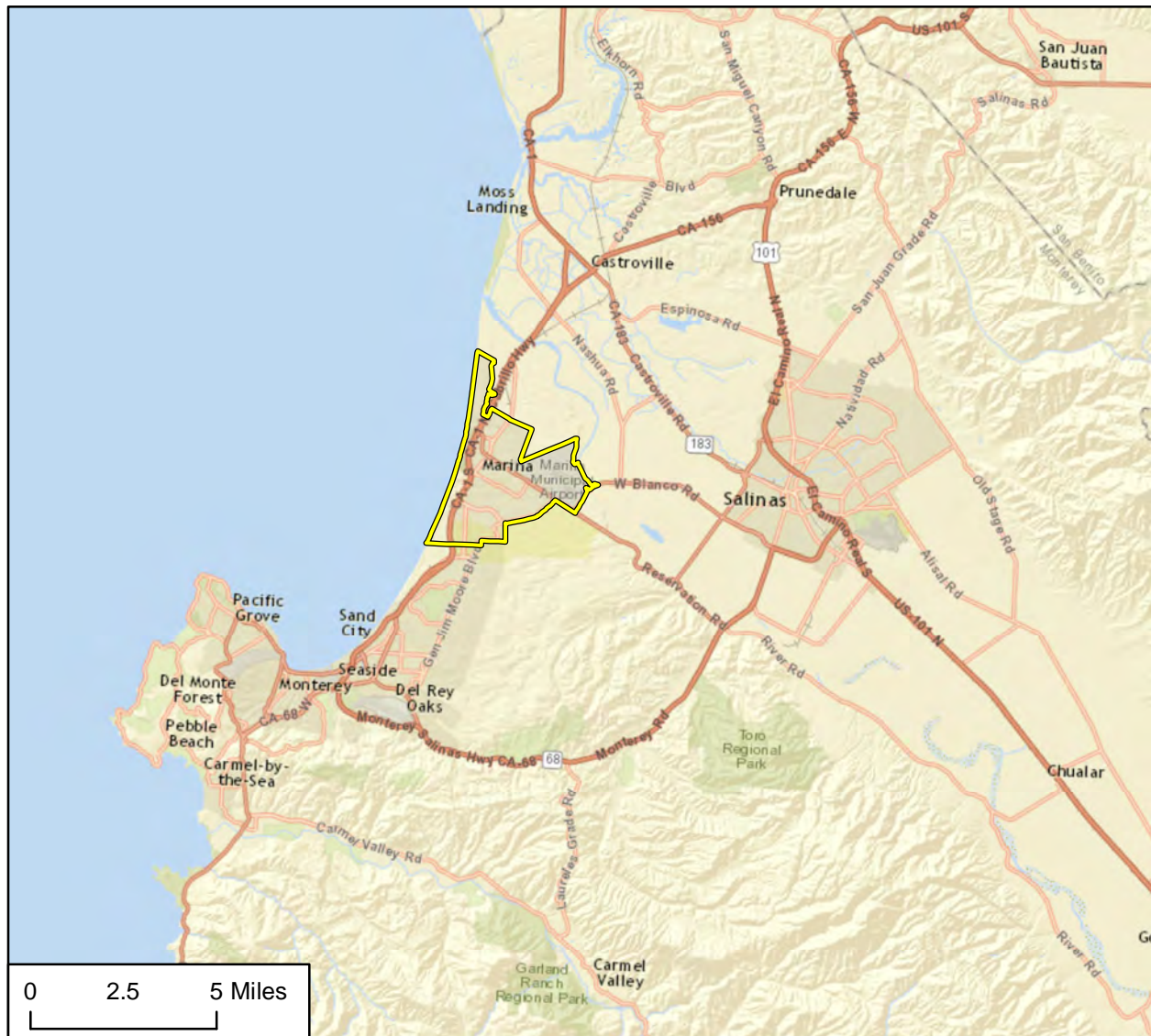
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Attachment

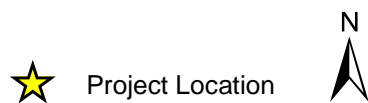
City of Marina – 2015 Draft Housing Element

INITIAL STUDY

Project Title	2015 Housing Element Update
Lead Agency	City of Marina 209 Cypress Avenue Marina, CA 93933
Contact Person	Taven M. Kinison Brown Acting Planning Services Manager Telephone: 831-884-1238 Email: tkinisonbrown@ci.marina.ca.us
Project Location	City of Marina (citywide). Figures 1 and 2 show the regional context and location of the City of Marina within the Monterey Bay region.
Project Sponsor's Name and Address	City of Marina 209 Cypress Avenue Marina, California 93933
General Plan Designations	Varies (See Land Use Map on file at the City)
Zoning	Varies (See Land Use Map on file at the City)
Project Description	<p>The 2015-2023 Housing Element Update has been prepared by the City of Marina to comply with the legal mandate that requires each local government to adequately plan to meet the existing and projected housing needs of all economic segments of the community. The Housing Element is one of the seven state mandated elements of the local general plan and is required to be updated every five years.</p> <p>The updated Housing Element is a policy document. It implements the different types of single-family, multifamily and mixed use developments that are envisioned by the Land Use Element, specific plans, and other land use plans. As such, the updated Housing Element would not result in any additional physical environmental impacts, beyond those evaluated as part of the review of the Land Use Element.</p> <p>Section 65588(a) of the California Government Code requires that each city shall update its Housing Element as frequently as appropriate, but at least once every eight years, to evaluate all of the following:</p>



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Regional Location

Figure 1
City of Marina



Project Location

Figure 2

- (1) The appropriateness of the City's housing goals, objectives, and policies in contributing to the attainment of the statewide housing mandates.*
- (2) The effectiveness of the City's housing element in attainment of the community's housing goals and objectives.*
- (3) The progress of the City in implementation of the housing element.*

As part of the Housing Element Update, the City's local housing needs are to be evaluated, and a realistic set of programs are to be developed in order to meet those needs. Section 65583(a) of the California Government Code requires Housing Elements to include an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs, including the following:

- An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels;*
- An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition;*
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and analysis of the relationship of zoning and public facilities and services to these sites;*
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit;*
- An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels;*
- An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels;*
- An analysis of any special housing needs, such as those of the elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter;*
- An analysis of opportunities for energy conservation with respect to residential development; and*
- An analysis of existing assisted housing developments that are eligible from change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.*

Regional Housing Needs Assessment. The California Government Code requires that the appropriate council of governments determine each locality's share of the region's existing and future housing needs. The State Department of Housing and Community Development (HCD) establishes the "future housing need" for each region and the responsible Council of Governments (COG) distributes this need by defining the number of additional housing units that are to be accommodated in each jurisdiction's Housing Element Update.

The Association of Monterey Bay Area Governments (AMBAG), which is responsible for all jurisdictions within Monterey, San Benito, and Santa Cruz counties, adopted a Regional Housing Needs Allocation (RHNA) Plan for 2014-2023 on June 11, 2014. The RHNA Plan distributes housing unit allocations amongst its member agencies, including the City of Marina. The City is required to demonstrate how its planning programs include provisions for meeting the projected increases in the number and type of housing units. The City is further required by state law through the Housing Element Update to demonstrate to HCD how the City would:

- *Increase the housing supply and the mix of housing types, tenure, and affordability in an equitable manner;*
- *Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns;*
- *Promote an improved intraregional relationship between jobs and housing; and*
- *Allocate a lower portion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category.*

According to AMBAG, the projected need for new housing construction by December 2023 in Marina is 1,308 units. The following table shows this housing needs allocation, as well as the percentage in each income category of the total allocation.

**Table 1. Marina 2014-2023
Regional Housing Need Allocation by Income**

Income Group	Households	Percent
Very Low	315	24.1%
Low	205	15.7%
Moderate	238	18.2%
Above Moderate	550	42.0%
Total	1,308	100.0%



The Housing Element itself does not provide specific new housing projects to meet the RHNA allocations. Rather, it identifies existing sites that can accommodate this growth under existing land use and zoning designations in order to demonstrate compliance with the RHNA. The Housing Element does not create new or additional housing, nor result in zoning amendments that would increase residential development potential in the unincorporated areas. Under existing land use policies, the 1,308 units could be constructed independent of the adoption of the Housing Element. In addition, as development projects are proposed in the future, CEQA review on a project-by-project basis will be required.

**Surrounding Land
Uses and Setting**

The planning area for the 2000 General Plan comprises all land within the City of Marina, as well as its Sphere of Influence. The City is located within western Monterey County and is comprised of a mixture of urban uses including residential, commercial, industrial, and public land uses, as well as agricultural production, open space, public facilities, and some vacant land. Additionally, the California State University Monterey Bay (CSUMB) campus is within is in the southern portion of the City. Surrounding land uses include mainly agriculture and open space within unincorporated areas of the County and the City of Seaside to the south.

**Required
Entitlements**

The project requires the following discretionary approvals :

- Adoption of the Initial Study-Negative Declaration (IS-ND);
- Adoption of the 2015 Housing Element Update

**Other Public
Agencies Whose
Approval is
Required**

None



ENVIRONMENTAL FACTORS EFFECTED

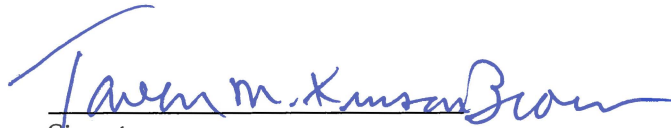
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

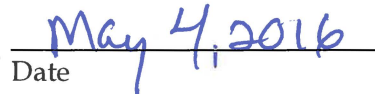
- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |


DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature


Date


Printed Name

For



ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. Aesthetics				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d) The City of Marina features a number of natural and manmade scenic resources. The City is unique because the presence of the former Fort Ord along the City's southern and eastern edges, the Armstrong Ranch to the north, and Monterey Bay and its adjoining public land to the west have all served to clearly distinguish the City from its surroundings. Enclosure within such strong boundaries has set the City apart visually from neighboring built-up areas of the Monterey Peninsula (City of Marina, 2000a). State Route (SR) 1 passes through the City on its western boundary, along the Pacific Ocean. SR 1 is considered an Officially Designated State Scenic Highway and All American Road (California DOT, 2011).

The Housing Element Update itself does not create physical residential growth and would not impact the scenic quality of the designated scenic highway, community, scenic vistas, or produce substantial light or glare beyond what is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 period that could accommodate 1,308 housing units. These sites have been previously anticipated for development under the City's existing General Plan Community Land Use Element and Zoning Ordinance, the environmental consequences of which have already been examined in existing CEQA documentation. It should be noted that the Housing Element Update does not specify designs of proposed housing units, nor does it compel construction of any kind. Future development would be reviewed to determine compliance with the City's development standards, as well as to determine impacts to scenic vistas, or resources that may be specific to future projects. In order to obtain the necessary land use entitlements, future projects would have to meet the requirements of the Zoning Ordinance that is already in place, including provisions to incorporate acceptable aesthetic designs in the City of Marina. Future projects would be required to comply with applicable General Plan policies requiring new



development to protect scenic resources. No mitigation measures are required for the Housing Element Update.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. Agriculture and Forest Resources				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. Agriculture and Forest Resources				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e) Prime farmland and soils exist within or around the City of Marina (USDA NRCS Web Soil Survey, 2016). Limited acreage within the existing City Limits is currently used for agricultural production. None of the development anticipated under the City's General Plan would result in cancelation or termination of any current Williamson Act contracts. Additionally, many agricultural lands to the east and north of the City boundaries, within the City's Sphere of Influence, are under Williamson Act Contracts. Regardless, the Housing Element Update itself does not create residential growth and does not involve changes that would convert any Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or forestland to nonagricultural or non-forest use beyond what is anticipated in the existing General Plan. No impact on agricultural resources would occur as a result of the Housing Element Update, and no mitigation measures are required.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. Air Quality				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. Air Quality				
Would the project:				
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e) The Housing Element Update itself does not create physical residential growth and would not impact air quality beyond what is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate 1,308 units. These sites were all previously anticipated for development under existing General Plan and Zoning designations. Projects that are consistent with the General Plan are deemed to be consistent with applicable air quality management plans since the regional air quality impacts associated with implementation of the General Plan have already been considered in the formulation of the plan. Residential uses typically do not create objectionable odors. No impacts would result above what is already anticipated in the General Plan as a result of the Housing Element Update, and no mitigation measures are required.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. Biological Resources				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. Biological Resources				
Would the project:				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c) While the majority of the City is developed with urban uses, some areas may include sensitive plant and animal species. Existing undeveloped lands provide open space and may support habitats that are considered sensitive to the region, particularly within the former Fort Ord.

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in biological resource impacts beyond that already anticipated by the existing General Plan. Adopting the Housing Element Update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. In addition, the Housing Element Update itself would not have any impact on any riparian habitat or sensitive natural community.

The proposed Housing Element Update identifies an assigned growth need of 1,308 units for development between 2015 and 2023. The existing General Plan Community Land Use Element and Zoning designations already designate land sufficient to accommodate the 1,308 units for the Housing Element Update. The level and significance of environmental impacts resulting from future residential development projects would be further assessed on a project-specific basis in accordance with CEQA. Each individual project would also be required to evaluate

potential impacts to biological resources and to minimize or eliminate potentially adverse impacts to sensitive resources in conformance with City's Zoning Ordinance and General Plan policies, and all applicable Fort Ord Reuse Authority (FORA), U.S. Army Corps of Engineers, California Department of Fish and Wildlife (CDFW), and U.S. Fish and Wildlife Service (USFWS) guidelines and policies. No mitigation measures are required for the Housing Element Update.

NO IMPACT

d - f) The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in biological resource impacts beyond that which is already anticipated by the existing General Plan. Thus, no impacts related to biological resources would occur as a result of the Housing Element Update.

Future residential development would be reviewed on a project-by-project basis to determine compliance with the City's Zoning Ordinance and General Plan policies, as well as to determine impacts to migratory fish or wildlife species. Any potentially significant impacts to biological resources would be mitigated on a project-specific basis to the extent feasible, in accordance with all applicable state and federal agency guidelines set forth by CDFW and (if appropriate) USFWS, as a part of the application and review process for development in the City. Future developments would also be reviewed to determine compliance with the Fort Ord Habitat Management Plan (where applicable) and any other adopted Habitat Conservation Plans or Natural Community Conservation Plans. Projects would be required to minimize or eliminate potential impacts on a project specific basis. It is not anticipated that General Plan Update buildout would interfere with the provisions of an adopted Habitat Conservation Plan or any other similar plans. No mitigation measures are required for the Housing Element Update.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. Cultural Resources				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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V. Cultural Resources

Would the project:

- d) Disturb any human remains, including those interred outside of formal cemeteries?

☐
☐
☐
☒

a-d) Lands throughout the City and region contain a wide variety of resources that are significant to the area's local history, regional architecture, archaeology, and culture. The City was once inhabited by the Costanoan peoples. Sites inhabited by this group can be found at the confluence to streams, other areas of similar topography along streams, or in the vicinity of springs. The benches and terraces adjacent to the Salinas River and the peripheries of wetlands, such as vernal pools, contain high probability for cultural resources. Therefore, all areas in the City east of SR 1 are characterized as having a moderate potential for archaeological resources being present. Historic resources related to more recent settlement exist on lands within the City, including historic structures and districts. For example, several historical sites have been identified in the area including Old Windmill site and Stilwell Hall (City of Marina, 2000b).¹ The existing General Plan includes goals, policies, and programs that would protect historically and culturally significant archeological resources and sites from future development so that they are conserved for future generations.

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in cultural resource impacts beyond that anticipated by the adopted Land Use Element of the General Plan. The existing General Plan Land Use Element and Zoning Ordinance already designate land sufficient to accommodate the RHNA allocation of 1,308 units. As such, adopting the Housing Element Update would not by itself cause any substantial adverse change in the significance of a historical, cultural, or archaeological resource. In addition, each future housing development project would be required to be evaluated for the potential for occurrence of historical resources on-site. On a case-by-case basis appropriate mitigation measures would be identified to prevent the loss of important historical, archeological, and paleontological resources in accordance with CEQA. Specific projects would also be analyzed for compliance with all applicable state and federal guidelines for the preservation of historical, archeological, and paleontological resources. In addition, specific housing projects would be reviewed for compliance with City development standards and would be required to comply with CEQA Guidelines Section 15000 et. seq. which set procedures for notifying the County Coroner and Native American Heritage Commission for identification and treatment of human remains if they are discovered during construction. No mitigation measures are required for the Housing Element Update.

NO IMPACT

¹ Stilwell Hall was demolished in 2003 after severe coastal erosion threatened to cause the structure to collapse into the Monterey Bay.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. Geology and Soils				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The City is located in a region characterized by moderate to high levels of seismic activity. The principal active faults in the region include the San Andreas Fault, which is 20 to 25 miles west-northwest of the City, and the San Gregorio Fault, which is 13 to 18 miles west-southwest of the City (City of Marina, 2000b). Other geologic hazards in and within the vicinity include flooding, liquefaction, erosion, and poor foundation conditions to adverse soil properties (California Department of Conservation, Hazard and Geologic Maps, 2016; City of Marina, 2000b; FEMA, 2009).

Seismic activity caused by active and potentially active faults in the region, as with anywhere in California, could result in seismic ground shaking within the City. The General Plan states that



“policies of the Community Land Use element prohibit development on land where there is a significant potential threat to life or property due to very high seismic shaking or seismically induced ground failure, flooding, or landslides” (City of Marina, 2000a). Soils reports and structural engineering in accordance with local seismic influences would be required in conjunction with new development proposals, where appropriate. General Plan policies would control the density and type of development permitted in areas with identified geologic constraints.

The existing General Plan and Zoning Ordinance already designate land sufficient to accommodate the RHNA allocation of 1,308 units for the Housing Element Update. The proposed Housing Element Update does not establish a growth need that would result in geologic impacts beyond that which is anticipated by the adopted General Plan. In addition, future projects would be evaluated for impacts related to seismic ground shaking, ground failure, inundation, landslides, and flooding, as well as for consistency with relevant General Plan policies and Zoning Ordinance requirements. No mitigation measures are required for the Housing Element Update.

NO IMPACT

b, d) The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in geologic or soil impacts beyond that already anticipated by the adopted General Plan. As such, adopting the Housing Element Update would not by itself result in substantial soil erosion or the loss of topsoil, nor would it result in projects that would be located on expansive soils, creating substantial risk to life or property. As discussed above, the City’s established development review process would ensure that impacts to soil erosion and loss of topsoil would be mitigated to the extent feasible. No mitigation measures are required for the Housing Element Update.

NO IMPACT

c) Within the City there are potential unstable soil units in the dune formation west of SR 1 and along the Salinas River (City of Marina 2000b). The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in geologic or soil impacts beyond that already anticipated by the adopted General Plan. As such, adopting the Housing Element Update would not by itself result in development located on unstable soil. The City’s established development review process would ensure that impacts from unstable soil would be mitigated to the extent feasible. In addition, future development projects would be subject to environmental review, and would be required to comply with development standards and building code regulations as required by State law and City policy. No mitigation measures are required for the Housing Element Update.

NO IMPACT

e) All new development within the City is anticipated to be connected to the City’s municipal waste disposal system. However, the Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in increased demand in the City’s municipal waste disposal system. Thus, no impacts related to the use of septic systems are anticipated to occur as a result of the Housing Element Update.

NO IMPACT



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. Greenhouse Gas Emissions				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b) The Housing Element Update itself does not create physical residential growth and would not generate greenhouse gas (GHG) emissions beyond what is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate 1,308 units on sites previously anticipated for development under existing General Plan and Zoning designations. Existing regulations that would apply to any future residential development, including the California Green Building Standards Code, adopted by the City to incentivize green building, would substantially reduce GHG emissions associated with future projects. While future projects would still emit GHGs, there is adequate land zoned for residential development in the City to meet the RHNA, and the proposed Housing Element does not recommend any land use designation or zoning map changes. No impacts would result above what is already anticipated in the General Plan as a result of the Housing Element Update, and no mitigation measures are required.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. Hazards and Hazardous Materials				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. Hazards and Hazardous Materials				
Would the project:				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c) Within the City there are few businesses currently handling hazardous materials or generating hazardous waste. These include automotive repair facilities, paint contractors, medical service providers, and dry cleaner services. New development may include additional storage and handling of such materials. Buildout of the General Plan Update is not anticipated to create any health hazards. Development of vacant areas within the City and within the undeveloped expansion areas may expose people to hazards resulting from existing businesses exposure to dust and pesticides associated with agricultural operations in the northern part of the City.

The City contains one Federal Superfund site, Fort Ord, which would expose people to hazards. Fort Ord was a major U.S. Army Base and added to the Superfund: National Priorities List of



Hazardous Waste Sites on February 21, 1990. While most of the former Fort Ord is now part of the Fort Ord National Monument, other areas have been converted from military to civilian land uses under the direction of FORA. While many old military buildings and infrastructure remain abandoned, others have been demolished. Hazardous and toxic waste materials and sites at the former Fort Ord consist of a wide variety of materials including: industrial chemicals, petrochemicals, domestic and industrial wastes (landfills), asbestos and lead paint in buildings, above- and underground storage tanks, and ordnance and explosives, including unexploded ordnance.

The Housing Element Update itself does not create physical residential growth. Implementation of the Housing Element Update's assigned growth need would not require the use of any significant amounts of hazardous materials. No significant amounts of hazardous materials would be transported, used, or disposed of in conjunction with housing units specified by the Housing Element Update. There would be no long-term significant hazards associated with the Housing Element. Incidental amounts of hazardous materials could be used during construction or operation of future residential projects. However, each development would be subject to environmental review and an analysis of hazards and hazardous materials. No mitigation measures are required for the Housing Element Update.

NO IMPACT

d) Future residential development anticipated by the Housing Element Update may be located on or in the vicinity of sites identified on hazardous material lists. Through the City's development review process, it would be determined whether a Phase 1 Environmental Site Assessment would be necessary to determine whether a proposed development site is on or within the immediate vicinity of any known hazardous material sites. Where appropriate, mitigation measures would be required at that time to reduce potential hazards to the public to a level that is less than significant. No impacts related to hazardous material sites as a result of the Housing Element Update itself are anticipated to occur. No mitigation measures are required for the Housing Element Update.

NO IMPACT

e, f) The Marina Municipal Airport is located in the eastern portion of the City. Portions of the City are within the Marina Municipal Airport Comprehensive Land Use Plan. However, the Housing Element Update itself does not create physical residential growth. Implementation of the Housing Element Update's assigned growth need would not place housing within the airport land use plan area and the Housing Element does not involve changes that would result in hazards related to the Marina Municipal Airport. However, each development would be subject to environmental review and an analysis a projects proximity to the airport. No mitigation measures are required for the Housing Element Update.

NO IMPACT

g) Development under the General Plan Update is not anticipated to interfere with any emergency response programs or plans. Individual development would need to be evaluated for specific impacts regarding emergency response issues on a case by case basis. The Housing Element Update itself does not create physical residential growth and would not impair



implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Without specific details regarding future residential developments, it is infeasible to identify specific potential conflicts with an emergency response plan with any precision. However, through the City's development review process, future development projects would be evaluated for consistency with adopted emergency response plans and would include measures if necessary to reduce impacts to the extent feasible. No mitigation measures are necessary.

NO IMPACT

h) The City is identified as an area of local responsibility by the California Department of Forestry and Fire Protection (CAL FIRE, 2016). Wildfire hazards exist at the former Fort Ord primarily in open areas and habitat areas. Grassland slopes in these areas are classified as having a moderate fire hazard rating by CAL FIRE, while the areas dominated by chaparral and/or oak woodland are considered high to extreme fire hazard (City of Marina, 2000b). Through the City's development review process, future residential development projects would be evaluated to determine potential hazards related to the exposure of people or structures to a significant risk of loss due to wildland fires. The review process would ensure consistency with applicable adopted General Plan policies setting standards and would impose mitigation for ensuring fire safety, where appropriate. Each future development project would be required to demonstrate consistency with the goals, policies, and actions of the adopted General Plan. No mitigation measures are required for the Housing Element Update.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. Hydrology and Water Quality				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. Hydrology and Water Quality				
Would the project:				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Surface waters may be affected by development associated with General Plan buildout. Future land uses replacing undeveloped areas may discharge substantial pollutants into surface waters including the Salinas River, which forms the northern boundary of the City. Development has the potential to result in increased surface runoff that could affect surface water quantities. As housing units are developed in conformance with the Housing Element Update, wastewater would discharge into the local sewer system and on-site drainage would flow into the local storm drain system. As part of Section 402 of the Clean Water Act, the U.S.



Environmental Protection Agency has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control both construction and operation (occupancy-phase) storm water discharges. In California, the State Water Quality Control Board administers the NPDES permitting program and is responsible for developing permitting requirements. Each proposed future project would be evaluated as appropriate on an individual basis for reduction of impacts in conformance with the NPDES program, and in conformance with any requirements for the preparation of an erosion and sediment control program, otherwise termed a Storm Water Pollution Prevention Plan (SWPPP). These measures are part of the existing development review process for development projects in the City, and would ensure that impacts are reduced to the extent feasible. The Housing Element Update does not provide for development of industrial or commercial uses for which waste discharge requirements may be required. No impact related to water-quality standards or waste treatment requirements would occur as a result of the Housing Element Update.

NO IMPACT

b) The Marina Coast Water District (MCWD) is the water purveyor for the City including the former Fort Ord. MCWD provides water resources to City residents through pumping of groundwater from the Salinas Valley Groundwater Basin, which lies completely within the Salinas River Valley and consists of four distant but hydrologically-linked sub-areas. The groundwater basin is the sole source of all portable water for the City.

Buildout of the General Plan would result in increased water consumption in the City, thus potentially requiring additional groundwater pumping. Development may also affect the quality and quantity of groundwater. The proposed Housing Element Update does not establish a growth need that would result in an increase in water demand beyond that anticipated by the existing General Plan. In addition, through the City's development review process, future development would be evaluated as appropriate for potential impacts to groundwater supply and recharge on a local as well as regional basis as each future development project is proposed. No mitigation measures are required for the Housing Element Update.

NO IMPACT

c-f) Drainage patterns may be altered as a result of General Plan buildout. In addition, development in undeveloped areas would result in changes to absorption rates and the rate and amount of surface runoff. The Housing Element Update itself does not create physical residential growth and would not impact hydrology and water quality beyond that which is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA period that could accommodate 1,308 units on sites previously anticipated for development under existing General Plan and Zoning designations. Ultimate build-out of the assigned dwelling units is not expected to substantially alter the existing drainage pattern of the area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-site or off-site. All developed sites would connect to the storm drain system and as such are not anticipated to generate significant erosion, siltation, or stormwater impacts. Each future residential development would be evaluated on a project-by-project basis regarding drainage

patterns and stormwater runoff on an individual basis in order to obtain building permit approval. No mitigation measures are required for the Housing Element Update.

NO IMPACT

g-h) The City participated in the Federal Flood Insurance Program which would provide flood insurance to residents and businesses in known flood hazard areas (City of Marina, 2000b). The General Plan includes policies designated to mitigate such flooding hazards. Future developments that would occur in conformance with the Housing Element Update would be subject to floodplain development requirements to limit the personal and property damage that may occur due to flooding and inundation. Each development would be evaluated on an individual basis and would be required to comply with building codes and regulations, FEMA rules, and the City General Plan and Zoning Ordinance. Policies embodied in the General Plan Community Design and Development Element set standards and measures for development in flood prone areas that prevents flood damage. No impact related to flood hazards would occur as a result of the Housing Element Update, and no mitigation measures are required.

NO IMPACT

i-j) The City of Marina is adjacent to the Pacific Ocean, and hence the occurrence of a tsunami event strong enough to inundate the City are possible. Along the immediate coastline, flooding from tidal inundation resulting from underwater seismic disturbances could occur. However, existing dunes effectively restrict the zone of tsunami-induced flooding along much of Marina's coastline. To avoid the hazards associated with tsunami-induced flooding, Marina's LCP (in accordance with the California Coastal Act) generally prohibits development on the ocean side of the dunes or in the mapped tsunami run-up zone. An additional flood hazard is posed by potential damage to or rupture of existing reservoirs in the upper Salinas Valley, such as San Antonio and Nacimiento reservoirs (City of Marina, 2000b). The Housing Element Update would not increase exposure to tsunami risk because it would not directly facilitate new housing development. The Housing Element Update does not establish a growth need beyond that which is anticipated by the existing General Plan. In addition, individual projects to be constructed in conformance with the Housing Element Update would be evaluated for consistency with the Zoning Ordinance, Building Code, and General Plan, and would be subject to individual environmental review. No mitigation measures are required for the Housing Element Update.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. Land Use and Planning				
Would the proposal:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. Land Use and Planning				
Would the proposal:				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c) Implementation of the Housing Element Update would not significantly divide any community or reduce access to community amenities. All future residential development projects would be reviewed for consistency with the General Plan, Zoning Ordinance, the Installation-Wide Multispecies Habitat Management Plan for Former Ford Ord, California (USACE, April 1997) and other applicable plans and policies. No mitigation measures are required for the Housing Element Update.

Chapter 633, Statutes of 2007 (SB2) strengthens housing element law to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters. The City's Zoning Code lists "Emergency Shelters" as a use permitted by right in the R-3 Zone, and conditionally permitted in the C-S, C-N, and G-C Zones. No physical impact would occur with this action.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. Mineral Resources				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



a-b). A portion of the City has been classified under the Surface Mining and Reclamation Act as Mineral Resources Zone – 2 for construction aggregate. Development under the General Plan would prevent extraction of these existing mineral resources in portions of the City. The City's General Plan EIR has determined this impact to be significant and unavoidable (City of Marina 2000b). The Housing Element Update itself does not create physical residential growth and would not result in the loss of availability of locally important mineral resources or recovery sites beyond that already anticipated by the existing General Plan. Without specific details regarding future residential developments, it is infeasible to identify specific potential conflicts with mineral resource areas with any precision. However, through the City's development review process, future development projects would be evaluated for compatibility with mineral resources and would include measures if necessary to ensure that impacts are less than significant. No mitigation measures are necessary.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. Noise				
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



a-f) The existing General Plan Community Land Use Element and Zoning designations already designate land sufficient to accommodate the 1,308 units for the Housing Element Update.. This development may produce increased noise levels. Short-term noise increases could arise from project construction, while long-term increases are typically associated with increased traffic. Future noise sources in the City also include passenger and truck traffic on SR 1, airport operations, and industrial-type uses, which could impact noise-sensitive land uses such as homes and schools.

The Housing Element Update itself does not create physical residential growth and does not involve changes that would result in noise levels beyond those anticipated by the existing General Plan. Housing units developed in conformance with the Housing Element Update may increase noise levels as a result of construction activities, increased vehicular traffic, and equipment usage. However, future development would be required to comply with General Plan noise and land use compatibility guidance as well as the City noise ordinance. Individual projects to be constructed in support of the assigned housing need would be evaluated for consistency with the City’s General Plan and Zoning Ordinance, and would be analyzed under CEQA on a project-by-project basis. No mitigation measures are required for the Housing Element Update.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. Population and Housing				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) As of 2015, the population of Marina was 20,872 (California Department of Finance, 2015). The General Plan describes the pattern and intensity of future development, including residential, commercial, industrial, recreation, and open space land uses. Infill and redevelopment within the City would avoid urban sprawl by making efficient use of lands designated for community development purposes. Land uses proposed under the General Plan would result in additional housing and employment opportunities.

The existing General Plan and current zoning already designate land sufficient to accommodate the RHNA allocation of 1,308 units for the 2015 Housing Element Update. As such, the proposed Housing Element Update does not establish a growth need that would result in population beyond that anticipated by the existing General Plan Community Land Use Element. No mitigation measures are required for the Housing Element Update.

NO IMPACT

b, c) Future developments that would be constructed in conformance with Housing Element Update would be on vacant or underutilized land in the City. No existing housing is anticipated to be displaced that would not be replaced, and provision of replacement housing for certain types of housing is addressed in the Housing Element policies. Implementation of the Housing Element Update would increase access to housing to meet housing needs within the City. No impact related to housing displacement would occur, and no mitigation measures are required for the Housing Element Update.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIV. Public Services

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The General Plan Community Land Use Element and Zoning Ordinance already designate land sufficient to accommodate the 2015-2023 RHNA allocation of 1,308 units for the 2015 Housing Element Update. As such, the proposed Housing Element Update does not establish a growth need that would result in a need for public services beyond that anticipated by the existing General Plan. In addition, as growth in conformance with the Housing Element Update occurs, any needs that arise would be addressed and met as each development is proposed, and



would be funded through the payment of development fees or project specific mitigation, as appropriate and in accordance with Section 65995 (3)(h) of the California Government Code (Senate Bill 50, August 27, 1998). Each project would also be evaluated for compliance with the City General Plan and Zoning Ordinance. No mitigation measures are required for the Housing Element Update.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XV. Recreation				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b) The existing General Plan Land Use Element and Zoning Ordinance already designate land sufficient to accommodate the RHNA allocation of 1,308 units for the Housing Element Update. As such, the proposed Housing Element Update does not establish a growth need that would result in a need for parkland or recreational facilities beyond that anticipated by the existing General Plan. In addition, future residential development in conformance with the Housing Element Update would be subject to the City's development review process where impacts to parkland would be further evaluated and developers required to pay Quimby fees, which is the funding equivalent to the provision of parkland. No mitigation measures are required for the Housing Element Update.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. Transportation and Traffic				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b) New trips would be generated by buildout of the City's General Plan. This planned development, the potential population increase, and tourist related activities may generate additional vehicular movement, impact existing transportation systems, and create a demand for additional parking. The existing General Plan Land Use Element and Zoning Ordinance already designate land sufficient to accommodate the 2015-2023 RHNA allocation of 1,308 units for the Housing Element Update. As such, the proposed Housing Element Update does not establish a growth need that would result in traffic impacts beyond that anticipated by the existing General Plan. In addition, through the City's development review process, future development projects would be evaluated for potential traffic impacts. Appropriate mitigation measures would be required to reduce potential project specific traffic impacts in order to



maintain consistency with the General Plan and the Zoning Ordinance. No mitigation measures are required for the Housing Element Update.

NO IMPACT

c-e) The Housing Element Update would not change air traffic patterns, increase hazards due to a road design feature, or result in inadequate emergency access. General Plan implementation is not expected to interfere with emergency access or create road hazards. All future residential development in conformance with the Housing Element Update would continue to be reviewed on a project specific basis by the Fire Department and other agencies to ensure that adequate emergency access is provided and no unsafe access conditions would result. No mitigation measures are required for the Housing Element Update.

NO IMPACT

f) The Housing Element Update does not involve the alteration of existing alternative transportation oriented policies or the creation of policies that would conflict with the General Plan or other adopted transportation oriented policies or plans. No impacts related to conflicting transportation policies would occur as a result of the Housing Element Update, and no mitigation measures are required.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. Utilities and Service Systems				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. Utilities and Service Systems				
Would the project:				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The protection of water quality in the region is under the jurisdiction of the Regional Water Quality Control Board, Central Coast Region (RWQCB). The regulatory authority of the RWQCB is provided by the federal and state Clean Water Acts (CWA). The RWQCB Basin Plan sets standards for water contaminant levels. The existing General Plan Community Land Use Element and Zoning Ordinance already designate land sufficient to accommodate the 2015-2023 RHNA allocation of 1,308 units for the Housing Element Update. As such, the proposed Housing Element Update does not establish a growth need that would result in wastewater treatment needs beyond that anticipated by the existing General Plan. Future residential development projects would be required to maintain consistency with all City standards. Appropriate mitigation measures would be required of individual residential developments to reduce potential project specific water quality impacts to the extent feasible. No mitigation measures are required for the Housing Element Update.

NO IMPACT

b, c) The Monterey Regional Water Pollution Control Agency (MRWPCA) provides wastewater treatment for Marina and the Marina Coast Water District (MCWD) provides water supply and wastewater collection services to the area of Marina and the former Fort Ord. Wastewater generated from the City is treated at the MRWPCA's regional treatment plant located north of Marina. The regional facility has a design capacity of 29.6 million gallons per day, is permitted to treat no more than 27 million galls per day, and currently receives average flows of 18.5 million gallons per day (City of Marina, 2000b). The MRWPCA Sewer System Management Plan requires a System Evaluation and Capacity Assurance Plan (SECAP) which ensures that the system would be able to meet the needs of future population growth (MRWPCA, 2013). Water supply to the City is provided by MCWD through six wells in the Salinas Valley Groundwater Basin (MCWD, 2015b). The MCWD Urban Water Management Plan, which calculated existing and future water demands in the City, confirmed that the existing and proposed water infrastructure could adequately serve the City's residents over the 20-year planning period.



Sufficient available water exists within the Marina service area to meet the expected water demands through 2025 with a surplus of 688 acre feet per year (MCWD, 2005).

The proposed Housing Element Update does not directly establish a growth need that would result in water or wastewater infrastructure needs beyond that anticipated by the existing General Plan. In addition, future residential development in conformance with the Housing Element Update would be evaluated to determine adequacy of utility infrastructure as part of the standard City development review process. No mitigation measures are required for the Housing Element Update.

NO IMPACT

d) MCWD is the water purveyor for the City including the former Fort Ord. There are three supply wells in Central Marina located in the 900-foot aquifer of the Salinas Valley Water Basin and three groundwater wells in the Ord Community located in the lower 180-foot and 400-foot aquifers of the Salinas Valley Groundwater Basin (MCWD, 2015b). Water is treated at each well site for disinfection and to remove the naturally occurring hydrogen sulfide that can sometimes cause odor problems (MCWD, 2015b). MCWD also has a desalination plant that has the capacity to supply up to 300,000 gallons of portable water per day. However, with the recent rise in energy costs and the fact that the additional water supply is currently not needed, the desalination plant is not being operated (MCWD, 2015a). The MCWD Urban Water Management Plan, which calculated existing and future water demands in the City, confirmed that the existing and proposed water infrastructure could adequately serve the City's residents over the 20-year planning period. Sufficient available water exists within the Marina service area to meet the expected water demands through 2025 with a surplus of 688 acre feet per year (MCWD, 2005). The proposed Housing Element Update does not directly establish a growth need that would result in increased groundwater pumping or demand of water supplies beyond that anticipated by the existing General Plan. No mitigation measures are required for the Housing Element Update.

NO IMPACT

e) The proposed Housing Element Update does not establish a growth need that would result in wastewater treatment needs beyond that anticipated by the existing General Plan. Specific housing projects in conformance with the Housing Element Update would be reviewed for compliance with applicable City policies and development standards. No mitigation measures are required for the Housing Element Update.

NO IMPACT

f, g) The City is served by the Monterey Regional Waste Management District (MRWMD). Solid waste is taken to Monterey Peninsula Landfill north of the City. The Monterey Peninsula Landfill has an approximate capacity of 84 million cubic yards, of which 72 million cubic yards is remaining (MRWMD, 2016). The remaining capacity is expected to last for the next 150 years, at present recycling and disposal rates (MRWMD, 2016). The proposed Housing Element Update is a policy document and would not directly impact solid waste facilities currently served by the City. Furthermore, the Housing Element Update does not establish a growth need that would result in solid waste disposal needs beyond that anticipated by the existing General



Plan. Future development in conformance with the Housing Element Update would be reviewed for compliance with applicable Federal, State, and City policies and development standards. No mitigation measures are required for the Housing Element Update.

NO IMPACT

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. Mandatory Findings of Significance				
a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in reduced biological habitats or any biological or cultural resource impacts beyond that already anticipated by the existing General Plan. Adopting the Housing Element Update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. In addition, the Housing Element Update itself would not have a substantial adverse effect on any riparian habitat or sensitive natural community. In addition, through the City's development review process, future development projects would be evaluated for potential direct and indirect impacts on biological and cultural resources. Appropriate mitigation measures would be required to reduce potential impacts to the extent feasible and would be required to comply with the General Plan and Zoning Ordinance. No mitigation measures are necessary for the Housing Element Update.

NO IMPACT



b) The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in contribution to potential cumulative impacts beyond that already anticipated by the existing General Plan. In addition, through the City's development review process, future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City General Plan and Zoning Ordinance. Through this review process, potential cumulative impacts to various natural and man-made resources would be evaluated and mitigated as appropriate. No mitigation measures are necessary as the existing City development review process is sufficient to maintain impacts at a less than significant level.

LESS THAN SIGNIFICANT IMPACT

c) The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in substantial direct or indirect adverse impacts on human beings. Through the City's development review process, future residential development projects would be evaluated for potential direct and indirect impacts on human beings. Appropriate mitigation measures would be required to reduce potential impacts to a level that is less than significant. No impact related to environmental effects that would have adverse effects on humans would occur as a result of the Housing Element Update, and no mitigation measures are necessary.

NO IMPACT

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Attachment



City of Marina – 2015 Draft Housing Element

City of Marina Housing Element 2015-2023



Community Development Department
City of Marina
211 Hillcrest Avenue
Marina, CA 93933

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1. Introduction

1.1 Purpose of the Housing Element

State law recognizes the vital role local governments play in the supply and affordability of housing. Each governing body (City Council or Board of Supervisors) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city, city and county, or county. The Housing Element is one of the seven mandated elements of the local general plan.

Current state law delineating Housing Element requirements is found in California Government Code Sections 65580 through 65589.8, Chapter 1143, Article 10.6.. This Housing Element update constitutes the fifth update cycle and is an eight-year plan, extending from December 15, 2015 to December 15, 2023. However, because this Housing Element was not adopted within 120 days of the statutory December 15, 2015 deadline, pursuant to State law, the City is required to provide a four-year update of the Housing Element by October 15, 2019.

Section 65583 states, “The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”

1.2 Organization of the Housing Element

The Housing Element is generally organized according to the data and analyses required by State law:

- Chapter 1: Introduction
- Chapter 2: Housing Needs Assessment
- Chapter 3: Housing Constraints
- Chapter 4: Housing Resources
- Chapter 5: Housing Action Plan

A review of the City’s accomplishments in implementing the previous Housing Element is included as an appendix.

1.3 Community Profile

1.3.1 Marina’s Location

The City of Marina is located approximately 90 miles south of San Francisco, on the Central California coast (Figure 1). Situated on Monterey Bay ten miles northeast of Monterey, Marina is the northernmost city on the Monterey Peninsula. Incorporated in 1975, the City lies immediately adjacent to and includes portions of Fort Ord, a 44.4 square mile former U.S. Army base. Principal highway access to the community is via State Highway 1, which runs through the western portion of the City in a general northeasterly/southwesterly direction. The City’s general planning area extends

beyond the current City limits, being bounded on the north and east by the Salinas River, on the west by Monterey Bay and on the south by the City limits and City of Seaside.

Figure 1: Regional Location



1.3.2 Marina's History

The area known today as Marina was once owned by David Jacks and James Bardin, who in the mid-1800s owned much of the acreage that now constitutes the Monterey Peninsula. After Mr. Bardin passed away, his heirs sold much of the land to John Armstrong for farming and grazing; others purchased tracts for future development. Armstrong's descendants maintain ranching operations adjacent to Marina today. In the early 1900s the area was designated as "Bardin," then "Locke-Paddon Colonies," then "Paddonville," and finally by 1918, the land was renamed "Marina." It was about this time that the Southern Pacific Railroad, who had laid tracks through the area, was convinced by then owner William Lock-Paddon to make a flag stop for Locke's customers coming from San Francisco. It was his decision to change the name of the area to Marina. As the land was developed, areas were set aside for a school, church and other necessities of an organized city. William Locke-Paddon (1876-1972), is considered the father of Marina. Marina's first post office was established in April 1919, housed in conjunction with a general store and gasoline pump.

The former Fort Ord was established in 1917 as the nation entered into the 2-1/2 year old conflict of World War I. The establishment of the Fort brought along military personnel and their families, increasing the need for housing on- and off-base. As with the rest of the Monterey Peninsula, Marina witnessed a tremendous amount of growth and development during the 1930s through the 1950s, including schools, churches, businesses, community center and residential homes. The area thus transitioned from a quiet rural area. In 1956, the Marina Fire District was formed and Reservation Road began to develop as a commercial area.

After two unsuccessful attempts in the early 1970s, Marina incorporated as a general law city in November of 1975. In 1986, the City established a Redevelopment Project Area in the central commercial core of Marina along Reservation Road and Del Monte Boulevard. The Fort Ord Military Reservation was downsized and fully decommissioned in 1994. The Fort Ord Reuse Authority (FORA) was established in 1994 to prepare, adopt, finance and implement a plan for the land occupied by former Fort Ord. The former Army property was divided among the City of Seaside, City of Marina, unincorporated Monterey County and a new campus of California State University-Monterey Bay (CSUMB). With the base closure, the City's population dropped by 9,000, and nearly 23,000 jobs in the area were lost. The Fort Ord Base Reuse Plan adopted in 1996 defined land uses and water allocations for the former Army property. Within the City of Marina, four major projects took shape:

- **The Dunes** (originally known as "University Village"): a mixed use community on 429 acres
- **Cypress Knolls**: a senior housing community on 186 acres
- **Marina Heights**: residential community with parks and open space on 320 acres
- **Airport Economic Development Area**: a general aviation airport, business, light industry and recreational uses on 845 acres and including facilities of the University of California-Santa Cruz.

Two additional redevelopment projects areas were established at the former Fort Ord to help finance the public improvements needed to replace the deteriorated infrastructure left by the Army: the Airport in 1996 and the southern portion of the City in 1996. However, with the dissolution of Redevelopment in California, these redevelopment project areas have become defunct, and future improvements in these areas will need to rely on private investment moving forward.

The City's central downtown area suffered after the closure of Fort Ord. After numerous surveys, workshops and studies from the late 1970s through the 1990s, a downtown vitalization area was defined. Transit-oriented design, sustainability and high-density mixed-use development are core principles in the development of a Downtown Specific Plan. With the economic recession caused by the collapse of the housing market, the City lacked the funding and staffing, as well as development momentum to complete the Downtown Specific Plan.

In 2000, the City adopted a charter to move from a General Law city to a Charter City, giving the City supreme authority over municipal affairs.

1.4 Public Participation

Public participation is an important component of this Housing Element Update, and this update to the Housing Element provides residents and other interested parties opportunities for review and comment. Appendix A contains public outreach materials such as notices, flyers, and comments received as of the drafting of this Housing Element.

1.4.1 Study Sessions

To kick off the Housing Element update process, the City conducted a joint study session before the Planning Commission and City Council:

Planning Commission and City Council Study Session

Tuesday, March 22, 2016
Council Chambers, 6:30 PM

Flyers of the meeting were posted at community locations and public counters, and sent to approximately 80 agencies and organizations, inviting their participation in the Housing Element process. These agencies and organizations include housing professionals, housing developers, and service providers that cater to the needs of lower and moderate income households and those with special housing needs.

Prior to submitting the Draft Housing Element to the State Department of Housing and Community Development (HCD) for the mandatory review, the City will conduct a study session before the Planning Commission on May 12, 2016 to review the Draft Housing Element.

1.4.2 Public Hearings

The City will conduct additional public hearings before the Planning Commission and City Council prior to adoption of the Housing Element.

2. Needs Assessment

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs.

2.1 Population Trends and Characteristics

Housing needs are influenced by population and employment trends. This section provides a summary of the changes to the population size, age, and racial/ethnic composition of the City of Marina. The data for this analysis was compiled primarily from the 2000 and 2010 U.S. Census, the 2010-2014 American Community Survey, 2015 California Department of Finance (DOF), and estimates supplemented by City and regional studies.

2.1.1 Historical, Existing, and Forecast Growth

The City of Marina is one of 12 cities within Monterey County. According to the U.S. Census, Monterey County's population was 415,057 in 2010. Population growth in Monterey County between 2000 and 2010 increased by slightly over three percent, and has slowed considerably since the 1990s (a 13-percent increase between 1990 and 2000). Table 1 presents Monterey County and surrounding counties and their respective population trends.

Jobs and housing available at U.S. Army Fort Ord caused Marina's population to swell 28 percent from 1980 to 1990, and then drop nearly 29 percent from 1990 to 2000 when the base closed in 1994. Growth since 2000 has been minimal, as confirmed by building permit statistics and the DOF annual updates.

Table 1: Regional Population Trends (1990-2015)

County	1990	2000	2010	2015	% Change		
					1990-2000	2000-2010	2010-2015
Monterey County	355,660	401,762	415,057	425,413	+13.0%	+3.3%	+2.5%
San Luis Obispo County	217,162	246,681	269,637	274,293	+13.6%	+9.3%	+1.7%
Fresno County	667,490	799,407	930,450	972,297	+19.8%	+16.4%	+4.5%

Sources: U.S. Census, 1990-2010; State Department of Finance Population and Housing Estimates, 2015

Table 2: Population Growth Trends (1980-2015) - City of Marina

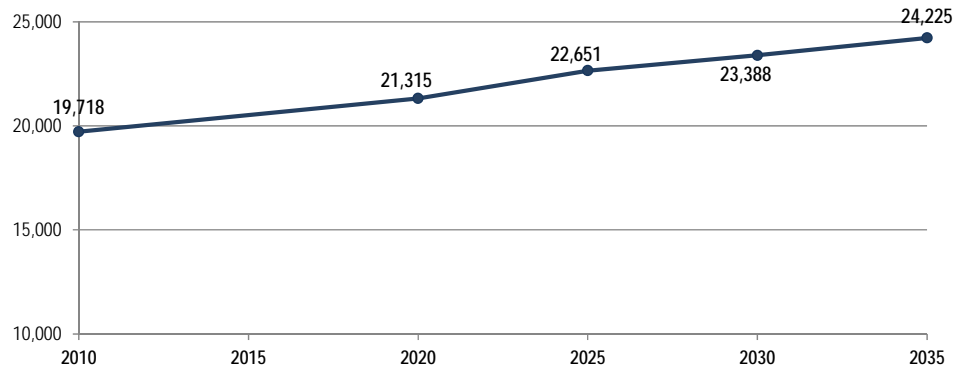
Year	Population	Numerical Change	Percent Change
1980	20,647	--	--
1990	26,512	+5,865	+28.4%
2000	18,925	-7,587	-28.6%
2010	19,718	+793	+4.2%
2015	20,872	+1,154	+5.9%

Sources: U.S. Census, 1980-2010; State Department of Finance Population and Housing Estimates, 2015

Due to the redevelopment of former Fort Ord properties, the population is projected to increase steadily in the future. The Association of Monterey Bay Area Governments (AMBAG) prepared the

following projections when developing the Regional Housing Needs Allocation (RHNA) goals. As indicated in Figure 2, AMBAG forecasts a further leveling off of the population growth over the next 25 years with an estimated Marina population of approximately 24,225 in 2035.

Figure 2: Population Growth Forecast (1980-2035) - City of Marina



Sources: 1980, 1990, 2000 and 2010 US Census; AMBAG 2014 Regional Growth Forecast

2.1.2 Age Composition

The age profile of Marina residents in the 1990 Census shown in Table 3 reflects the presence of Fort Ord, with nearly 46 percent of the population between 20 and 39, and only 7 percent aged 60 years or over. The 2000 Census reflects the impacts of the base closure. Specifically, young families populated the base housing, so the number of children under age 10 declined from 19 percent to 12 percent between 1990 and 2000. Similar to national trends, Marina's population is aging, which will lead to demand for senior housing. Adding in the "Boomers" who represented 8.7 percent of the population between 50 and 59 in 2000, by 2010 over 16 percent of the population was 60 and over.

Table 3: Age Distribution (1990-2010) - City of Marina

Age Group	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
0-9	5,039	19.1%	3,002	12.0%	2,642	13.4%
10-19	3,601	13.6%	3,256	13.0%	2,810	14.3%
20-29	7,006	26.5%	5,172	20.6%	3,334	16.9%
30-39	5,046	19.1%	4,839	19.3%	2,511	12.7%
40-49	2,329	8.8%	3,860	15.4%	2,546	12.9%
50-59	1,548	5.9%	2,182	8.7%	2,649	13.4%
60-69	1,219	4.6%	1,507	6.0%	1,630	8.3%
70-79	514	1.9%	986	3.9%	1,052	5.3%
80 Years and Over	134	0.5%	297	1.2%	544	2.8%
Total	26,436	100%	25,101	100%	19,718	100%

Source: 1990, 2000 and 2010 U.S. Census

2.1.3 Race and Ethnicity

The City's demographics have remained fairly stable since 2000. As of 2010, 36 percent of Marina's residents were "Non-Hispanic White" (Table 4), the largest proportion among all racial/ethnic groups in the City. Another 27 percent of residents were Hispanic/Latino. By comparison, the proportion of Hispanic residents countywide (55 percent) is approximately double that of the City's (27 percent).

Table 4: Racial and Ethnic Composition (2000-2010)

Ethnic Group	2000				2010			
	City of Marina		Monterey County		City of Marina		Monterey County	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Non-Hispanic White	9,500	37.8%	162,045	40.3%	7,112	36.1%	136,435	32.9%
Black/African American	3,494	13.9%	14,085	3.5%	1,413	7.2%	11,300	2.7%
Hispanic or Latino	5,822	23.2%	187,969	46.8%	5,372	27.2%	230,003	55.4%
Am. Ind./Alaska Native	125	0.5%	1,782	0.4%	60	0.3%	1,361	0.3%
Asian/Pacific Islander	4,481	17.9%	24,746	6.2%	4,333	22.0%	25,645	6.2%
Other	265	1.1%	1,190	0.3%	46	0.2%	741	0.2%
Two or more races	1,414	5.6%	9,945	2.5%	1,382	7.0%	9,572	2.3%
Total Population	25,101	100%	401,762	100%	19,718	100.0%	415,057	100%

Source: Bureau of the Census, 2000 and 2010.

2.2 Employment Trends

Housing needs are influenced by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality and/or pay of available employment can determine the need for various housing types and prices.

As shown in Table 5, in 2010-2014, the two industries with the largest number of employed Marina residents were Educational, Health and Social Services (25.4 percent) and Arts, Entertainment, Recreation, Accommodation and Food Services (17.1 percent). Other industries generally represented similar shares of employed residents.

Table 6 shows the Marina labor force, which decreased slightly from 11,400 in 2010 to 11,300 in 2015. According to the California Employment Development Department (EDD), the unemployment rate in Marina in 2015 was 8.4 percent, higher than the County's unemployment rate of 8.1 percent, and showed improvement over the past few years when the recession impacted the economic conditions in the region. According to EDD, statewide, job gains in nonfarm-related payroll have been consistently increasing in 2014 and 2015.

Table 5: Employment by Industry¹ (2010-2014)

Industry	Marina		Monterey County	
	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	207	2.2%	29,293	17.0%
Construction	349	3.7%	9,753	5.6%
Manufacturing	369	3.9%	8,662	4.9%
Wholesale Trade	111	1.2%	4,923	2.8%
Retail Trade	1,299	13.7%	18,932	10.8%
Transportation and Warehousing, and Utilities	308	3.3%	5,532	3.2%
Information	222	2.3%	2,449	1.4%
Finance, Insurance, Real Estate, and Rental and Leasing	306	3.2%	7,055	4.0%
Professional, Scientific, Management, Administrative, and Waste Management Services	734	7.7%	15,859	9.0%
Educational, Health and Social Services	2,407	25.4%	34,474	19.7%
Arts, Entertainment, Recreation, Accommodation and Food Services	1,617	17.1%	19,765	11.3%
Other Services (except Public Administration)	743	7.8%	8,983	5.1%
Public Administration	805	8.5%	9,775	5.6%
Total	9,477	100%	175,455	100%

Note: Data indicates the occupations held by Marina/Monterey County residents; the location of the related workplace is not indicated by this data.

Source: 2010-2014 ACS DP03

Table 6: Labor Force Trends (2000-2015)

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	11,400	10,300	1,100	9.7%
2011	11,200	10,400	800	7.5%
2012	11,500	10,700	800	6.8%
2013	11,300	10,600	700	6.0%
2014	11,700	10,900	800	6.8%
2015	11,300	10,300	1,000	8.4%

Source: State of California Employment Development Department (EDD), 2016.

2.3 Household Characteristics

This section describes Marina household characteristics. The Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit.

2.3.1 Household Formation and Composition

In 2010, the Census reported 6,845 households in Marina, an almost two percent increase from 2000 (see Table 7). In comparison, total households in Monterey County increased by about four percent during the same period. However, since 2010, when the County saw only a marginal increase in population, the City's population increased by an additional two percent.

Table 7: Total Households (1990 – 2015)

Jurisdiction	2000	2010	2015	Percent Change	
				2000-2010	2010-2015
City of Marina	6,745	6,845	6,972	1.5%	1.9%
Monterey County	121,236	125,946	126,025	3.9%	0.1%
California	11,502,870	12,577,498	12,830,035	9.3%	2.0%

Sources: U.S. Census, 2000 and 2010; State Department of Finance Population and Housing Estimates, 2015

According to the 2010 Census, approximately 43 percent of the City’s households in 2010 were owner-occupied households, representing a slight decrease from 2000 (see Table 8 and Table 9). The household size remained also relatively stable, although there was a slight trend toward smaller households, with a small increase in one-person households from 21 percent in 2000 to 23 percent in 2010.

Table 8: Household Size Distribution (2000) – City of Marina

Household Size	Total Households ¹	% of Total	Renter-Households	% of Total ²	Owner-Households	% of Total ²
1 Person	1,426	21.1%	840	12.4%	586	8.7%
2 Persons	2,176	32.2%	1,007	14.9%	1,169	17.3%
3-4 Persons	2,207	32.7%	1,263	18.7%	944	14.0%
5+ Persons	940	13.9%	552	8.2%	388	5.7%
Total	6,749	100.0%	3,662	54.3%	3,087	45.7%

Notes:

1. Represents Total Households

2. Percent of Total Households

Source: U.S. Census 2000 SF3 H17

Table 9: Household Size Distribution (2010) – City of Marina

Household Size	Total Households ¹	% of Total	Renter-Households	% of Total ²	Owner-Households	% of Total ²
1 Person	1,587	23.2%	920	13.4%	667	9.7%
2 Persons	2,164	31.6%	1,084	15.8%	1,080	15.8%
3-4 Persons	2,140	31.3%	1,264	18.5%	876	12.8%
5+ Persons	954	13.9%	614	9.0%	340	5.0%
Total	6,845	100.0%	3,882	56.7%	2,963	43.3%

Notes:

1. Represents Total Households

2. Percent of Total Households

Source: U.S. Census 2010 SF1 QT-H2

The Census defines a family household as “two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit.” In 2010, less than half of all households were composed of families – 46 percent of total households. The proportion of married-couple families dropped from 68 percent to 50 percent between 1990 and 2000, and to 46 percent by 2010. In the same time periods, the percentage of single-parent families increased by nearly a third from 14 percent to 20 percent, and up to 23 percent by 2010 (Table 10). About 32 percent of all households in the City were families with children. Nearly 25 percent of households

had at least one elderly member (65+ years), and eight percent of all households were made up of an elderly person living alone. In 2010, the average household size in Marina was 2.75 persons per household, lower than in 2000 (3.05), and lower than the Monterey County average of 3.15 persons per household (Table 10).

Table 10: Household Type Characteristics (1990-2010) - City of Marina

Households	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Family Households	2,586	83.3%	4,812	71.3%	4,671	68.2%
Married-Couple Families	1,441	68.8%	3,445	51.1%	3,126	45.7%
Other Family, Male Householder	279	3.5%	349	5.2%	417	6.1%
Other Family, Female Householder	866	11.0%	1,018	15.1%	1,128	16.5%
Non-Family Households	1,322	16.7%	1,933	28.7%	2,174	31.8%
Householder Living Alone	978	12.4%	1,442	21.4%	1,587	23.2%
Householder 65 Years and Over	202	2.6%	431	6.4%	553	8.1%
Total Households	7,908	100%	6,745	100%	6,845	100%
Average Household Size	3.05	--	2.79	--	2.75	--
Total Population in Households	24,109	--	18,794	--	18,827	--

Source: U.S. Census 1990, 2000 and 2010 DP-1

2.3.2 Tenure

Tenure preferences are primarily related to household income, composition, and age of the householder. Approximately 43 percent of Marina's households were owner-households and 57 percent were renter-households in 2010. As shown in Table 11, the rate of homeownership in Marina was lower than in Monterey County and California.

Table 11: Occupied Units by Tenure (1990-2010)

	Owner-Occupied Housing		Renter-Occupied Housing		Total	
	Number	%	Number	%	Number	%
1990						
Marina	2,728	34.5%	5,180	65.5%	7,908	100%
Monterey County	57,202	50.6%	55,763	49.4%	112,965	100%
California	5,773,943	55.6%	4,607,263	44.4%	10,381,206	100%
2000						
Marina	3,088	45.8%	3,657	54.2%	6,745	100%
Monterey County	66,213	54.6%	55,023	45.4%	121,236	100%
California	6,546,334	56.9%	4,956,536	43.1%	11,502,870	100%
2010						
Marina	2,963	43.3%	3,882	56.7%	6,845	100%
Monterey County	64,077	50.9%	61,869	49.1%	125,946	100%
California	7,035,371	55.9%	5,542,127	44.1%	12,577,498	100%

Source: U.S. Census 1990-2010 (H16, H004)

2.3.3 Household Income

As indicated in Table 13, according to the 2010-2014 American Community Survey (ACS), the median household income for the City of Marina was \$53,828. In 2014, about a fifth (19.8 percent) of the households earned less than \$35,000 and almost 34 percent of the households earned more than \$100,000 (Figure 3 and Table 12). In 2014, the median income for owner-occupied households was nearly double that of renter-occupied households.

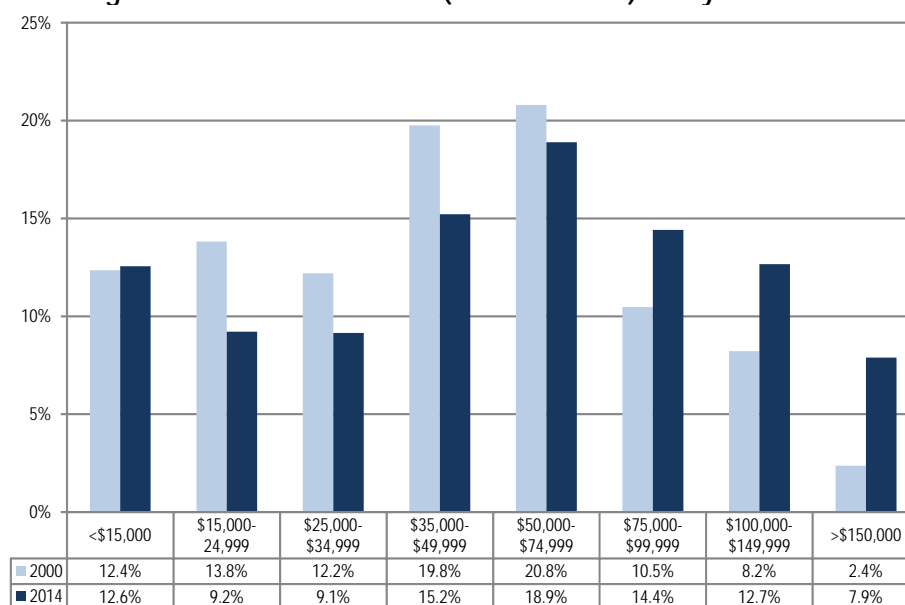
Table 12: Household Income by Tenure (2010-2014) – City of Marina

	Owner-Households		Renter-Households		Total Households	
	Number	%	Number	%	Number	%
Less than \$5,000	66	2.3%	163	4.1%	229	3.3%
\$5,000 to \$9,999	117	4.0%	165	4.2%	282	4.1%
\$10,000 to \$14,999	57	1.9%	298	7.5%	355	5.1%
\$15,000 to \$19,999	30	1.0%	313	7.9%	343	5.0%
\$20,000 to \$24,999	122	4.2%	171	4.3%	293	4.2%
\$25,000 to \$34,999	189	6.4%	442	11.2%	631	9.2%
\$35,000 to \$49,999	417	14.2%	632	16.0%	1,049	15.2%
\$50,000 to \$74,999	415	14.1%	888	22.4%	1,303	18.9%
\$75,000 to \$99,999	532	18.1%	462	11.7%	994	14.4%
\$100,000 to \$149,000	594	20.2%	280	7.1%	874	12.7%
\$150,000 or more	400	13.6%	144	3.6%	544	7.9%
Total	2,939	100.0%	3,958	100%	6,897	100%

Note: 1. Percentages may not equal 100% due to rounding

Source: ACS, 2010-2014 B25118

Figure 3: Household Income (2000 and 2014) – City of Marina



Sources: U.S. Census, 2000; American Community Survey, 2010-2014 B19001

Furthermore, the City's median income in 2014 was 8 percent lower than the County median income of \$58,582. Table 13 shows median household income in the City, Monterey County, and State of California in 2000 and 2014.

According to 2000 Census data and 2014 ACS data, in absolute terms, the median income in the City has decreased since 2000 (Table 13). When inflation is not factored in, the City and County posted significant median household income gains compared with 2000. However, adjusting the 2000 income for inflation to 2014 income numbers shows that renter-occupied households in the City and the County overall saw an actual decrease in median income, reflecting a trend nationwide. The decrease in median income may be attributed to the economic downturn that started in 2007 and has just recently started to level off.

Table 13: Median Household Income (2000 and 2014)

Jurisdiction	2000 Median Household Income		2014 Median Household Income (C)	% Change (B to C)
	Unadjusted 2000 (A)	Inflation Adjusted to 2013 (B)		
City of Marina	43,299	\$59,526	\$53,828	-9.6%
Owner-Occupied Households	56,488	\$77,658	\$78,894	+1.6%
Renter-Occupied Households	36,216	\$49,789	\$44,762	-10.1%
Monterey County	48,165	\$66,216	\$58,582	-11.5%
State of California	47,288	\$65,010	\$61,489	-5.4%

Sources: Bureau of the Census, 2000 HCT012; ACS, 2010-2014 B25119 ; CPI inflation Calculator, U.S. Department of Labor, Bureau of Labor Statistics

For the purposes of the Housing Element, the State Department of Housing and Community Development (HCD) has established five income groups based on Area Median Income (AMI):¹

- Extremely Low Income: up to 30 percent of AMI
- Very Low Income: 31-50 percent of AMI
- Low Income: 51-80 percent of AMI
- Moderate Income: 81- 120 percent AMI
- Above Moderate Income: >120 percent AMI

Pursuant to state and federal regulations, the Area Median Income refers to the median income for the Metropolitan Statistical Area. For the City of Marina, this area refers to Monterey County. County Median Income as published by HCD must be used to establish income groups for the purpose of the Housing Element.

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the Census Bureau that are largely not available through standard

¹ State income definitions are different than federal income definitions. For federal housing programs, eligibility is established for households with incomes up to only 80 percent of the AMI. These households, under the federal definition, are considered moderate income. For housing plans that are required by federal regulations, such as the Consolidated Plan and Analysis of Impediments to Fair Housing Choice, the federal income definitions are used.

Census products. The most recent estimates are derived from the 2008-2012 ACS. This dataset, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrates the extent of housing problems and housing needs, particularly for lower income households. According to the CHAS data (Table 14), extremely low (14 percent) and low income households (11 percent) comprised a quarter of all households in the City. Another 16 percent were within the low income (51 to 80 percent AMI) category. The majority of the City's households (58 percent) were within the moderate/above moderate income category (greater than 80 percent AMI). The proportion of moderate/above moderate income households in the City was lower than that for the County as a whole (60.1 percent in the City versus 58.2 percent in the County).

Table 14: Distribution by Income Group (2008-2012)

Jurisdiction	Total Households	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate Income (80%+)
City of Marina	6,774	14.2%	11.4%	16.2%	58.2%
Monterey County	125,130	10.5%	12.3%	17.1%	60.1%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers. Furthermore, because HUD programs do not cover households with incomes above 80 percent of the County Area Median Income (AMI), CHAS data does not provide any breakdown of income groups above 80 percent AMI. Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2008-2012

2.4 Housing Inventory and Market Characteristics

2.4.1 Housing Growth

Between 2000 and 2010, the housing stock in Marina saw the greatest decrease compared to the County and surrounding jurisdictions. By 2010, the City had approximately 7,200 units, a 16-percent decrease from 2000. The significant decrease was a result of the closure of Fort Ord. The majority of the units loss were in Fort Ord. According to the State Department of Finance, the housing stock in Marina was estimated at 7,334 units as of January 1, 2015, representing a less than two-percent increase from 2010 (Table 15), but a higher rate than the surrounding cities and the County as a whole

Table 15: Housing Unit Growth

Jurisdiction	# of Units 2000	# of Units 2010	# of Units 2015	Percent Change 2000-2010	Percent Change 2010-2015
Marina	8,537	7,200	7,334	-15.7%	1.9%
Carmel	3,334	3,417	3,417	+2.5%	0.0%
Seaside	11,005	10,872	10,913	-1.2%	+0.4%
Salinas	39,659	42,651	43,001	+7.6%	+0.8%
Monterey County	131,708	139,048	139,177	+5.6%	+0.09%

Sources: U.S. Census, 2000 and 2010; California Department of Finance, 2015

2.4.2 Unit Type and Size

Approximately 45 percent of the City's housing stock is composed of single-family units as shown in Table 16. Twenty-eight percent of the City's units are within complexes of five or more units. Specifically, complexes such as Abrams Park and Patton Park, former Fort Ord housing, contain 546 of those 2,037 multi-family units.

Owner-occupied housing units were predominately single-family detached units (88 percent), while the majority of renter-occupied units were multi-family units (Table 17). Between 2009 and 2013, more than half of renter-occupied units were two-bedroom units (Table 18). Studio and one-bedroom units made up 21 percent of the City's rental market. Marina's larger housing units (three or more bedrooms) were primarily ownership housing units. Additional housing units are available in mobile homes located in five mobile home parks throughout the City.

Table 16: Housing Inventory by Unit Type (1990-2015) – City of Marina

Unit Type	1990		2000		2010*		2015	
	Units	Percent of Total	Units	Percent of Total	Units	Percent of Total	Units	Percent of Total
1-unit, detached	2,978	36.0%	3,385	39.6%	3,517	45.8%	3,299	45.0%
1-unit, attached	1,545	18.7%	1,538	18.0%	724	9.4%	678	9.2%
2 to 4 units	1,193	14.4%	1,456	17.1%	1,140	14.8%	1,068	14.6%
5 or More units	2,014	7.7%	1,744	5.8%	2,037	26.5%	2,037	27.8%
Mobile home or trailer	493	6.0%	411	4.8%	269	3.5%	252	3.4%
Other	38	0.5%	9	0.1%	0	0.0%	0	0.0%
Total Housing Units	8,261	100.0%	8,543	100.0%	7,687	100.0%	7,334	100.0%

* No Census data collected on housing type in 2010. Data displayed for 2010 are estimates based on the ACS and are not exact.

Sources: U.S. Census, 1990, 2000. American Community Survey, 2006-2010; California Department of Finance, Housing Estimates, 2015

Table 17: Unit Type by Tenure (2009-2013) – City of Marina

Unit Type	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
Single-family, detached	2,645	88.2%	896	22.2%	3,541	50.3%
Single-family, attached	53	1.8%	430	10.6%	483	6.9%
Multi-family (2-4 units)	39	1.3%	932	23.1%	971	13.8%
Multi-family (5+ units)	15	0.5%	1767	43.7%	1,782	25.3%
Mobile Homes	248	8.2%	17	0.4%	265	3.7%
Other (Boats, RV, etc.)	0	0.0%	0	0.0%	0	0.0%
Total	3,000	100%	4,042	100%	7,042	100%

Source: American Community Survey, 2009-2013

Table 18: Unit Size by Tenure (2009-2013) – City of Marina

Unit Size	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
Studio	17	0.6%	148	3.7%	165	2.3%
1 bedroom	49	1.6%	711	17.6%	760	10.8%
2 bedrooms	223	7.4%	2211	54.7%	2434	34.6%
3 bedrooms	1954	65.1%	746	18.4%	2700	38.3%
4 bedrooms	695	23.2%	226	5.6%	921	13.1%
5 or more bedrooms	62	2.1%	0	0.0%	62	0.9%
Total	3,000	100%	4,042	100%	7,042	100%

Source: American Community Survey, 2009-2013

2.4.3 Vacancy Rates

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rental units have greater attrition than owner-occupied units. A healthy vacancy rate — one which permits sufficient choice and mobility among a variety of housing units — is considered to be two to three percent for ownership units and five to six percent for rental units. In 2000, the overall vacancy rate in Marina was 21 percent (Table 19). While the overall vacancy rate was reported by the 2010 Census at 4.9 percent, the detailed vacancy rate by the Census reported the for-rent vacancy at 3.6 percent and the for-sale vacancy at 2.4 percent. Other units were vacant due to foreclosures, seasonal occupancy, or other reasons.

Table 19: Occupancy Status (2000-2010) – City of Marina

Occupancy Status	2000		2010	
	Totals	Percent	Totals	Percent
Occupied Housing Units	6,745	79.0%	6,845	95.1%
Vacant Housing Units	1,792	21.0%	355	4.9%
For-Sale	--	6.4%	--	2.4%
For-Rent	--	2.9%	--	3.6%
Total Housing Units	8,537	100%	7,200	100%

Sources: U.S. Census 2000 (QT-H1), DP-1 and 2010 SF1, H3, DP-1

2.4.4 Housing Conditions

A. Age of Housing Stock

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may exhibit a need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs.

The age of Marina housing reflects the historical development of the City and Fort Ord, as shown in Table 20. Only 11 percent of the City's total housing was built before 1960 and more than half of the housing was built during the decades of the 1960s and 1970s. Table 20 provides a summary of

the age of the City's housing stock by tenure. Approximately 69 percent of owner-occupied units in the City were built before 1980 (over 30 years of age) and specifically, 10 percent were built before 1960. Of the renter-occupied units, 60 percent were built before 1980 and 13 percent were built before 1960. In Marina, habitable housing units are generally structurally sound and well maintained and few such units are considered candidates for demolition. Some units would be classified as requiring major rehabilitation.

Table 20: Tenure by Age of Housing Stock (2010-2014) – City of Marina

Year Built	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
2010 or later	0	0.0%	41	1.0%	41	0.6%
2000 to 2009	195	6.6%	146	3.7%	341	4.9%
1990 to 1999	343	11.7%	373	9.4%	716	10.4%
1980 to 1989	381	13.0%	1,031	26.0%	1,412	20.5%
1970 to 1979	686	23.3%	1,134	28.7%	1,820	26.4%
1960 to 1969	1,046	35.6%	730	18.4%	1,776	25.8%
1950 to 1959	231	7.9%	217	5.5%	448	6.5%
1940 to 1949	27	0.9%	148	3.7%	175	2.5%
1939 or earlier	30	1.0%	138	3.5%	168	2.4%
Total	2,939	100%	3,958	100%	6,897	100%

Source: American Community Survey, 2010-2014

B. Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to 2010-2014 ACS, 44 owner-occupied units in Marina lacked complete plumbing facilities and the same number of owner-occupied units lack complete kitchen facilities (Table 21). It should be noted that there might be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities. However, the Census typically undercounts substandard housing conditions as it is not able to report on other more subtle housing problems, such as inadequate wiring, leaks, or inadequate or lack of heating.

Table 21: Units Lacking Plumbing or Complete Kitchens (2010-2014)

Units	Owner-Occupied	Renter-Occupied	Total
Lacking Plumbing Facilities	44	0	44
Lacking Complete Kitchen Facilities	44	0	44

Source: American Community Survey, 2010-2014, B25049, B25053

C. Code Enforcement Activities

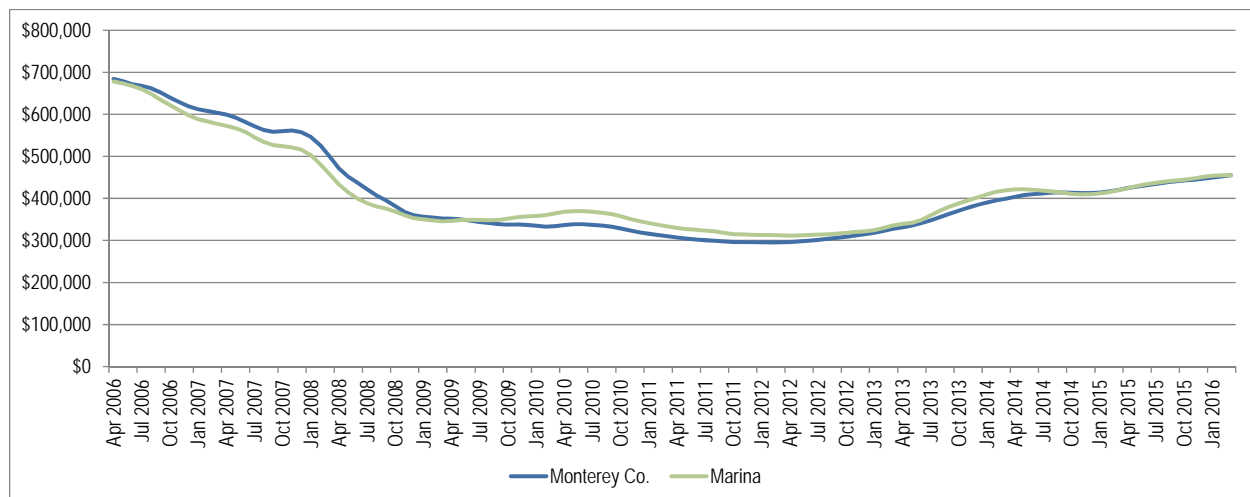
The Building Division has an ongoing program of residential property inspection at the time of sale or transfer of residential property since 2002. Typical code violations in the City include: unpermitted structures, dangerous buildings, residential property related issues (RPI) which include all building violations and unpermitted work found during mandatory resale inspections, overcrowding, unsanitary conditions, mold and insect infestation, and landlord tenant issues related to general maintenance problems. Zoning code violations occur primarily within multiple family buildings and various zoning violations are related to occupancy or misuse of zone.

2.4.5 Housing Costs and Affordability

A. Home Prices

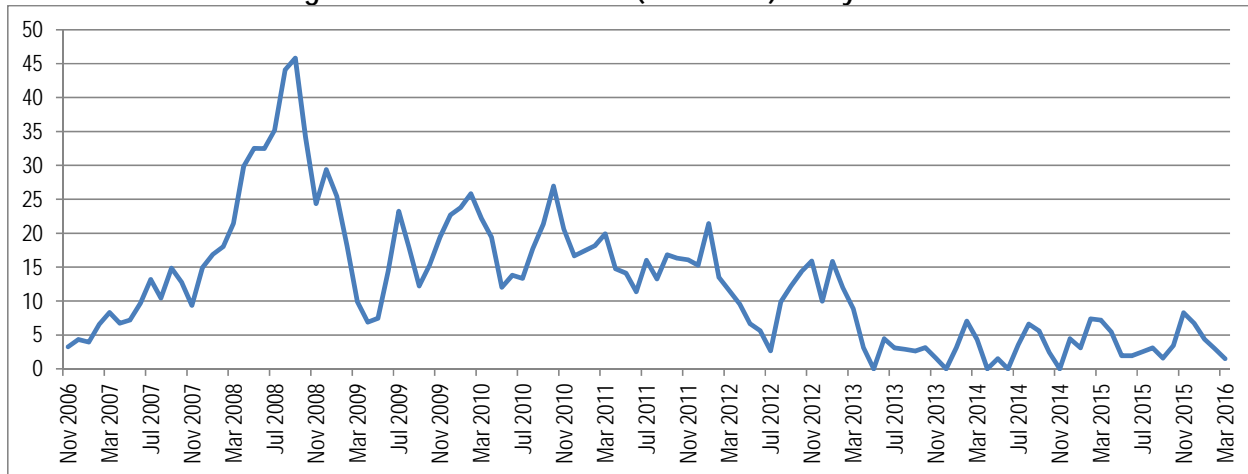
The real estate market in Monterey County took a hard hit, as similar to other regions in California. Prior to the housing market crash, median home prices in Marina and in the County were reported at \$678,500 and \$684,000, respectively. At the depth of the recession, median home price in Marina fell more than 50 percent to \$311,400 in April 2012. Prices are gradually rising with the recovery of the market but still significantly below its peak in 2006 (see Figure 4). Foreclosure rate in the City is also improving, from the peak of over 45 homes per 1,000 in September 2008 to the current rate of 1.5 homes per 1,000 in March 2016 (Figure 5).

Figure 4: Median Home Prices (2006-2016)



Source: Zillow.com, accessed April 2016.

Figure 5: Foreclosure Rates (2006-2016) – City of Marina



Source: Zillow.com, accessed April 2016.

Table 22 displays current median home prices for Marina and neighboring jurisdictions within Monterey County. In February 2016, the median sales price for homes in Marina was \$517,000, an increase of close to 12 percent from the same month in 2015. The median price was also the highest among neighboring communities. The rate of home sale price increases between 2015 and 2016 in Marina outpaced the County.

Table 22: Median Home Prices (2014-2015)

Jurisdiction	# Sold	Median Price February 2016	Median Price February 2015	% Change 2015-2016
Carmel	16	\$984,500	\$850,000	15.8%
Gonzales	2	\$325,000	\$282,500	15.0%
King City	9	\$271,500	\$251,550	7.9%
Marina	21	\$517,000	\$462,000	11.9%
Monterey	32	\$584,000	\$550,000	6.2%
Pacific Grove	12	\$795,500	\$890,000	-10.6%
Pebble Beach	10	\$1,237,500	\$2,200,000	-43.8%
Salinas	112	\$417,500	\$367,500	13.6%
Seaside	19	\$402,500	\$310,000	29.8%
Monterey County	272	\$490,00	\$460,000	6.5%

Sourced: DQNews.com, California Home Sale Activity by City, 2016. Accessed March 31, 2016.

B. Average Rents

Information on current rental rates in the City was obtained through a review of advertisements on Craigslist during March through April 2016. Of the 81 available housing units for rent, the majority were apartments (61 units) and 20 were single-family homes for rent. Overall, available rental housing ranged from single room studios to four-bedroom units. The majority of available units in the City were one- and two-bedroom apartment units and single-family homes with three or more bedrooms. Table 23 summarizes average apartment rents by unit size. Overall, 81 units of varying sizes were listed as available for rent in March through April 2016 with an average rent of \$1,727.

Table 23: Average Rent by Unit Size (2015) – City of Marina

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Apartment	\$765	\$1,435	\$1,578	\$2,380	--
Single-Family Home	--	\$1,195	\$1,550	\$2,453	\$2,838

Source: www.craigslist.org, accessed March 2016

C. Affordability Gap Analysis

The costs of homeownership and renting can be compared to a household's ability to pay for housing to determine affordability in a community. Housing affordability is defined as paying no more than 30 to 35 percent of the gross household income (depending on tenure and income level) on housing expenses. Table 24 summarizes affordable rents and purchase prices by income category based on the 2015 HCD median income of \$68,700 for Monterey County.² General cost assumptions for utilities, taxes, and property insurance are also shown. Affordable purchase price assumes a four-percent interest rate with a 30-year fixed rate mortgage loan and a 10-percent down payment. Given the high costs of homeownership, lower income households are usually confined to rental housing but the affordability problem also persists in the rental market. The situation is exacerbated for large households with lower and moderate incomes given the limited supply of large rental units, and for seniors with their fixed incomes.

² State and federal income limits differ. For the Housing Element, State income limits are used, which are usually higher than the federal levels used in the City's Consolidated Plan and other related documents.

Table 24: Housing Affordability Matrix (2015) - Monterey County

Income	Annual Income	Affordable Monthly Housing Costs		Utilities		Taxes and Ins.	Maximum Affordable Price	
		Rent	Sale	Rent	Sale		Rent	Sale
Extremely Low Income (0-30% AMI)								
1-Person	\$15,250	\$381	\$381	\$130	\$164	\$133	\$251	\$19,506
2-Person	\$17,400	\$435	\$435	\$140	\$182	\$152	\$295	\$23,448
3-Person	\$20,090	\$502	\$502	\$167	\$217	\$176	\$335	\$25,476
4-Person	\$24,250	\$606	\$606	\$193	\$252	\$212	\$413	\$33,063
5-Person	\$28,410	\$710	\$710	\$221	\$286	\$249	\$489	\$40,883
Very Low Income (30-50% AMI)								
1-Person	\$25,400	\$635	\$635	\$130	\$164	\$222	\$505	\$57,893
2-Person	\$29,000	\$725	\$725	\$140	\$182	\$254	\$585	\$67,319
3-Person	\$32,650	\$816	\$816	\$167	\$217	\$286	\$649	\$72,977
4-Person	\$36,250	\$906	\$906	\$193	\$252	\$317	\$713	\$78,446
5-Person	\$39,150	\$979	\$979	\$221	\$286	\$343	\$758	\$81,501
Low Income (50-80%AMI)								
1-Person	\$28,854	\$721	\$842	\$130	\$164	\$295	\$591	\$89,143
2-Person	\$32,976	\$824	\$962	\$140	\$182	\$337	\$684	\$103,141
3-Person	\$37,098	\$927	\$1,082	\$167	\$217	\$379	\$760	\$113,183
4-Person	\$41,220	\$1,031	\$1,202	\$193	\$252	\$421	\$838	\$123,224
5-Person	\$44,518	\$1,113	\$1,298	\$221	\$286	\$454	\$892	\$129,861
Median Income (80-100% AMI)								
1-Person	\$43,281	\$1,082	\$1,262	\$130	\$164	\$442	\$952	\$152,799
2-Person	\$49,464	\$1,237	\$1,443	\$140	\$182	\$505	\$1,097	\$175,890
3-Person	\$55,647	\$1,391	\$1,623	\$167	\$217	\$568	\$1,224	\$195,026
4-Person	\$61,830	\$1,546	\$1,803	\$193	\$252	\$631	\$1,353	\$214,161
5-Person	\$66,776	\$1,669	\$1,948	\$221	\$286	\$682	\$1,448	\$228,073
Moderate Income (100-120% AMI)								
1-Person	\$52,899	\$1,322	\$1,543	\$130	\$164	\$540	\$1,192	\$195,236
2-Person	\$60,456	\$1,511	\$1,763	\$140	\$182	\$617	\$1,371	\$224,390
3-Person	\$68,013	\$1,700	\$1,984	\$167	\$217	\$694	\$1,533	\$249,588
4-Person	\$75,570	\$1,889	\$2,204	\$193	\$252	\$771	\$1,696	\$274,786
5-Person	\$81,616	\$2,040	\$2,380	\$221	\$286	\$833	\$1,819	\$293,547

Notes:

- Assumptions: 2015 HCD income limits; Health and Safety code definitions of affordable housing costs (between 30 and 35% of household income depending on tenure and income level); HUD utility allowances; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 4% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.
- Monterey County: 4-person household median income = \$68,700

Sources: State Department of Housing and Community Development 2015 Income Limits; Housing Authority of the County of Monterey Utility Allowances, 2015; Veronica Tam and Associates, 2016

2.5 Housing Needs

This section provides an overview of existing housing needs in Marina. It focuses on four categories:

- Housing need resulting from housing cost burden;
- Housing need resulting from overcrowding;
- Housing need resulting from population growth and demolition of the existing housing stock; and,
- Housing needs of special needs groups such as elderly persons, large households, persons with disabilities, female-headed households, homeless persons, farmworkers, and college students.

2.5.1 Housing Cost Burden

Housing cost burden is generally defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance or overcrowding. This section uses data from the 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS provides information related to households with housing problems, including cost burden, overcrowding and/or without complete kitchen facilities and plumbing systems. The most recent estimates were posted by HUD in June 2015 and were derived from the 2008-2012 ACS.

As shown in Table 25, a significant portion of households were experiencing cost burden greater than 30 percent. Among renters, almost 47 percent of households paid more than 30 percent of income towards housing costs. About 22 percent of renters paid more than 50 percent of their income towards housing costs. Cost burden rates were also high among Marina homeowners. Almost 42 percent of owner-households paid more than 30 percent of income towards housing costs, and 21 percent paid more than 50 percent of household income towards housing costs. Table 26 provides further details of housing cost burden by income and household type.

Table 25: Housing Cost Burden by Tenure – City of Marina

Household	Cost Burden (30%+)	Severe Cost Burden (50%+)
Lower Income Households (80% AMI)		
Owner-Occupied	66.2%	53.8%
Renter-Occupied	78.3%	41.7%
All Households	75.2%	44.7%
All City Households		
Owner-Occupied	41.8%	20.9%
Renter-Occupied	46.7%	22.3%
All Households	44.7%	21.7%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2008-2012

Table 26: Housing Assistance Needs of Lower Income Households – City of Marina

Household by Type, Income & Housing Problem	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Ext. Low Income (0-30% AMI)	115	255	85	715	175	30	15	250	965
with any housing problems	73.9%	100.0%	100.0%	86.7%	100.0%	100.0%	100.0%	100.0%	90.2%
with cost burden > 30%	73.9%	98.0%	100.0%	86.0%	102.9%	100.0%	100.0%	102.0%	90.2%
with cost burden > 50%	73.9%	76.5%	100.0%	78.3%	91.4%	100.0%	100.0%	94.0%	82.4%
Very Low Income (31-50% AMI)	95	275	85	605	65	50	20	170	775
with any housing problems	52.6%	100.0%	94.1%	91.7%	29.2%	100.0%	100.0%	72.9%	87.6%
with cost burden > 30%	52.6%	100.0%	100.0%	92.6%	29.2%	100.0%	100.0%	72.9%	88.3%
with cost burden > 50%	26.3%	40.0%	41.2%	49.6%	29.2%	50.0%	0.0%	46.5%	48.9%
Low Income (51-80% AMI)	100	400	120	800	185	90	4	294	1,094
with any housing problems	4.0%	83.8%	87.5%	74.3%	10.8%	66.7%	100.0%	32.0%	62.9%
with cost burden > 30%	4.0%	76.3%	20.8%	60.5%	10.8%	66.7%	100.0%	32.0%	52.8%
with cost burden > 50%	4.0%	0.0%	0.0%	3.0%	10.8%	44.4%	0.0%	23.8%	8.6%
Moderate/Above Moderate Income (81% + AMI)	95	775	235	1,840	640	925	300	2,100	3,940
with any housing problems	15.8%	14.2%	59.6%	17.7%	24.2%	34.6%	50.0%	35.2%	27.0%
with cost burden > 30%	15.8%	13.5%	8.5%	10.3%	25.0%	34.1%	38.0%	33.5%	22.7%
with cost burden > 50%	0.0%	0.0%	0.0%	0.0%	8.6%	13.0%	1.3%	9.7%	5.2%
Total Households	405	1,705	525	3,960	1,065	1,095	339	2,814	6,774
with any housing problems	38.0%	57.2%	78.1%	52.9%	34.6%	42.0%	55.8%	42.9%	48.7%
with cost burden > 30%	38.0%	54.8%	41.0%	46.7%	35.6%	41.6%	45.1%	41.8%	44.7%
with cost burden > 50%	28.1%	17.9%	22.9%	22.3%	23.8%	19.6%	5.6%	20.9%	21.7%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2008-2012.

Note: HUD CHAS (Comprehensive Housing Affordability Strategy) data is based on tabulations from the ACS and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers.

2.5.2 Overcrowding

The definition of overcrowding used in the Housing Element is more than one person per room. Some households may not be able to accommodate high cost burdens for housing, but may instead accept smaller housing or reside with other individuals or families in the same home. Household overcrowding is reflective of various living situations: (1) a family lives in a home that is too small; (2) a family chooses to house extended family members; or (3) unrelated individuals or families are doubling up to afford housing. However, cultural differences also contribute to the overcrowded conditions. Some cultures tend to have larger household size than others due to the preference of sharing living quarters with extended family members as a way of preventing homelessness among family members. Overcrowding can strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes.

Table 27 indicates that in 1990, overcrowding was 12 percent (944 units) of the total households. By 2000, overcrowding rate increased to 15.4 percent of all households. However, as previously discussed, household size in the City has been trending down and overcrowding decreased significantly according to the 2010-2014 ACS. Approximately five percent of all households in Marina were overcrowded and another two percent were severely overcrowded in 2010-2014. Overcrowding was more prevalent among renter-households than owner-households (Table 27). Countywide, a larger proportion of the households were considered overcrowded.

Table 27: Overcrowding by Tenure (1990-2014)

Jurisdiction	Overcrowded (1.01-1.5 occupants per room)			Severely Overcrowded (1.5+ occupants per room)		
	Renter	Owner	Total	Renter	Owner	Total
1990						
Marina	8.5%	4.0%	7.0%	6.1%	2.9%	5.0%
Monterey County	8.4%	4.0%	6.2%	13.5%	4.6%	9.0%
2000						
Marina	10.2%	4.6%	7.6%	19.6%	1.8%	7.8%
Monterey County	9.4%	5.3%	7.2%	12.9%	8.3%	13.4%
2014						
Marina	6.2%	2.5%	4.6%	3.8%	0.2%	2.3%
Monterey County	12.3%	4.4%	8.3%	6.6%	1.6%	4.1%

Sources: U.S. Census Bureau, Census 1990 and 2000; ACS, 2010-2014

2.5.3 Housing Growth Need (2014-2023)

The State of California determines the future housing needs for the counties that make up the AMBAG region. AMBAG is responsible for allocating the housing needs to each jurisdiction in its region. A local jurisdiction's share of regional housing needs is the number of additional housing units needed to accommodate the forecasted household growth, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve an optimum vacancy rate that allows for healthy functioning of the housing market. The allocation is divided into the four income categories: Very Low, Low, Moderate, and Above Moderate. The allocation is further adjusted to

avoid an over-concentration of lower income households in any one jurisdiction. Table 28 shows the Regional Housing Needs Allocation for the City of Marina as determined by AMBAG.

Table 28: Regional Housing Needs Allocation (2014-2023) – City of Marina

	Total Construction Need	Extremely Low Income ¹	Very Low Income	Low Income	Moderate Income	Above-Moderate Income
Number of Housing Units	1,308	158	157	205	238	550

Note 1: The City's RHNA allocation for very low income units is 315 units; this allocation is evenly split between extremely low and very low income groups. AMBAG 5th Cycle RHNA Final Allocation Plan 2014-2023

2.5.4 Special Needs Groups

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to special needs. Special needs groups include seniors, persons with disabilities (including those with developmental disabilities), female-headed households, large households, homeless persons and persons at-risk of homelessness, and farmworkers.

A. Seniors

Seniors (persons age 65 and above) are gradually becoming a more substantial segment of a community's population. Americans are living longer and having fuller lives than ever before in our history and are expected to continue to do so. Elderly-headed households are vulnerable to housing problems due to limited income, prevalence of physical or mental disabilities, limited mobility, and high health care costs. The elderly, particularly those with disabilities, may face increased difficulty in finding housing accommodations.

According to the Census, the number of householders 65 years and over in Marina in 1990 was close to nine percent, and nearly 18 percent in 2000 (Table 29). Monterey County's percentage of householders 65 years and over saw a slight increase from 1990 to 2000, from 19 percent to 20 percent. By 2010, 11 percent of all residents in Marina were ages 65 and over. Table 31 Approximately 25 percent of the City's households had an elderly member and 21 percent of households were headed by a senior resident, including eight percent of households where seniors were living alone (Table 10). Between 2000 and 2010, the number of elderly residents in owner-households decreased. In 2000, approximately 81 percent of elderly householders age 65 or older within the City of Marina lived in owner-households, compared to 74 percent in 2010 (Table 30).

Between 2010 and 2014, close to 14 percent of all seniors in Marina were living in poverty. Furthermore, the 2010-2014 ACS estimates 18 percent of Marina's elderly population had at least one disability and 19 percent had two or more disabilities (Table 31).

Table 29: Householders 65 Years and Over (1990-2010)

	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Marina	671	8.5%	1,205	17.9%	1,411	20.6%
Monterey County	21,664	19.2%	24,755	20.4%	26,913	21.4%

Source: 1990-2010 U.S. Census

Table 30: Householders by Tenure and Age – City of Marina

Householder Age	2000				2010			
	Owner-Occupied	%	Renter-Occupied	%	Owner-Occupied	%	Renter-Occupied	%
15-24 years	15	0.5%	307	8.4%	21	0.7%	350	9.0%
25-34 years	197	6.4%	1,047	28.6%	175	5.9%	933	24.0%
35-64 years	1898	61.5%	2,076	56.8%	1721	58.1%	2234	57.6%
65-74 years	651	21.1%	140	3.8%	504	17.0%	234	6.0%
75 plus years	327	10.5%	87	2.4%	542	18.3%	131	3.4%
Total	3,088	100%	3,657	100%	2,963	100%	3,882	100%

Source: U.S. Census 2000 and 2010 QT-H2

Table 31: Elderly with Disabilities Limiting Independent Living (2000-2014) – City of Marina

Disability Status	2000		2014 ¹	
	Total ²	% of People 65+	Total ³	% of People 65+
With One Type of Disability	291	16.3%	456	17.6%
With Two or More Types of Disability	455	25.5%	495	19.1%
Total with a Disability	746	41.9%	951	36.8%

Notes:

1. Estimated data from 2010-2014 ACS for illustrative purposes only
2. U.S. Census 2000: 65+ year olds: 1,782
3. ACS 2010-2014, 65+ year olds: 2,586

Sources: U.S. Census 2000 PCT026; ACS 2010-2014 C18108

As indicated in Table 32, the 2010-2014 ACS estimates that the median household income for households with a householder age 65 years or older was \$45,000. This figure was close to half of the citywide median household income. According to the 2008-2012 CHAS data presented in Table 26, 38 percent of elderly renter-occupied households and 36 percent of elderly owner-occupied households were experiencing housing cost burden. Furthermore, the majority of the City's senior-headed households were homeowners. Many may need financial assistance in making necessary repairs or accessibility improvements.

Table 32: Median Income of Senior-Headed Households (2000 and 2014) – City of Marina

Householder Age	2000	2014 ^{1,2}
65-74 years	\$37,917	\$45,000
75+ years	\$32,083	

Notes:

1. Estimated data from 2010-2014 ACS for illustrative purposes only.
2. The ACS reports median income for households with a householder age 65+ years

Sources: U.S. Census 2000 SF3 P56 and 2010-2014 ACS B19049

Resources Available

The Marina Senior Center offers a variety of recreational opportunities for the seniors of Marina and surrounding communities, including a senior lunch program, educational, recreational, fitness activities and senior trips. Monterey-Salinas Transit (MST) has established a taxi voucher program in conjunction with participating Monterey County cities, including the City of Marina, to assist seniors

and persons with disabilities in accessing important locations within their community. The voucher provides up to \$17 fare meter reading and three dollar cash co-payment is required, while.

Regarding housing resources for seniors, the City's five mobile home parks include many senior residents, both owners and renters of mobile homes. One senior housing development – Marina Manor – has 39 rental units that are restricted for those age 62 and older or people with a disability, with rents based on 50 to 60 percent of the area median income. In addition to the senior housing development listed below, seniors in the City are also served by four State-licensed residential care facilities for the elderly and three adult residential facilities, with a combined capacity to serve 90 persons.

B. Persons with Disabilities

Federal laws define a person with a disability as "any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment." In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

The U.S. Census Bureau classifies disabilities into the following categories:

- **Hearing difficulty:** Deaf or having serious difficulty hearing
- **Vision difficulty:** Blind or having serious difficulty seeing, even when wearing glasses
- **Cognitive difficulty:** Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- **Ambulatory difficulty:** Having serious difficulty walking or climbing stairs
- **Self-care difficulty:** Having difficulty bathing or dressing
- **Independent living difficulty:** Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping

According to the 2010-2014 ACS, approximately 12 percent (2,434 persons) of the Marina population over five years of age had one or more disabilities. The ACS tallied the number of disabilities by type for residents with one or more disabilities. Of those disabilities tallied between 2010 and 2014 ambulatory (52 percent) and cognitive (39 percent) difficulties were the most common (Table 33). However, the prevalence of certain disabilities varied by age. For example, cognitive difficulties accounted for 72 percent of disabilities tallied among five to 17 year olds, while 59 percent of disabilities tallied among seniors were ambulatory difficulties.

Table 33: Disability Characteristics (2010-2014) – City of Marina

Disability by Age and Type	5 to 17 years	18 to 64 years	65 years and over	Total
Total Persons with a Disability	0.8%	6.6%	4.7%	12.1%
Disability Type				
Hearing Difficulty	8.4%	18.7%	26.6%	21.2%
Vision Difficulty	6.5%	11.1%	20.1%	14.3%
Cognitive Difficulty	72.1%	39.2%	33.5%	39.1%
Ambulatory Difficulty	29.9%	49.4%	59.1%	51.9%
Self-Care Difficulty	12.3%	12.3%	25.3%	17.4%
Independent Living Difficulty ¹	--	33.5%	47.7%	36.9%
Total Persons with Disability²	154	1,329	951	2,434

Notes:

1. Tallied only for persons 18 years and over

2. Persons under 5 years of age are not included in this table.

Source: ACS, 2010-2014

Persons with Developmental Disabilities

As defined by State law, “developmental disability” means a severe, chronic disability of an individual who:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18³;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to about 296 persons in the City of Marina based on the 2010 Census population.

Resources Available

Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in-home social, educational, and medical support to address developmental and mental impairments. The California Department of Social Services, Community

³ The State of California defines developmental disabilities slightly differently than federal law. The main difference is at the manifestation age, where federal definition established that threshold at age 22.

Care Licensing Division reports that in Marina there are four State-licensed residential care facilities for the elderly, two adult residential facilities, and one adult day care facility.

The San Andreas Regional Center (SARC) is a community-based, private nonprofit corporation funded by the State of California to serve people with developmental disabilities as required by the Lanterman Developmental Disabilities Services Act (aka Lanterman Act). The Lanterman Act is part of California law that sets out the rights and responsibilities of persons with developmental disabilities. SARC is one of 21 regional centers throughout California and serves individuals and their families who reside within Monterey, San Benito, Santa Clara, and Santa Cruz Counties. The Regional Center provides diagnosis and assessment of eligibility and helps plan, access, coordinate, and monitor the services and supports that are needed because of a developmental disability. As of April 2016, the Regional Center had about 153 clients living in the City of Marina, about six percent of all clients in Monterey County. Among these clients, approximately 84 percent were residing at home with other family members or guardians. Only about 11 percent were living independently and another six percent were either residing in a community care facility, in a foster/family home or in another type of residence.

C. Families with Children and Single Parent Households

According to the 2010 Census, approximately 37 percent of all households in Marina had children under the age of 18. Single-parent households, particularly female-headed households, often require special consideration and assistance as a result of their greater need for affordable housing, as well as accessible day care, health care, and other supportive services. Due to their relatively lower per-capita income and higher living expenses such as day-care, single-parent households have limited opportunities for finding affordable, decent, and safe housing. In 2010, approximately 825 single-parent households resided within Marina, representing 12 percent of the City's households. The majority (619) of these single-parent households were female-headed. Of particular concern are single-parent households with lower incomes. The 2010-2014 ACS shows that approximately 27 percent (302 households) of the City's female-headed households had incomes below the poverty level. By comparison, about 17 percent of all households had incomes below the poverty level.

Resources Available

Limited household income constrains the ability of single-parent households to afford adequate housing, childcare, health care, and other necessities. The City of Marina offers various programs for families with children. The City of Marina's Youth Center, at 211 Hillcrest Avenue, provides programs and classes including daily activities, camps, and drop-in recreation programs. The City of Marina's Teen Center, at 304 Hillcrest Avenue, offers a variety of recreational opportunities for teens including cultural events, dances, field trips and a Breakfast Club.

Single parent households in Marina can also benefit from general programs and services for lower- and moderate-income persons, including the Housing Authority of the County of Monterey Housing Choice Voucher program, and various community and social services provided by non-profit organizations in the region.

D. Large Households

Large households are defined as those with five or more members. These households are usually families with two or more children or families with extended family members such as in-laws or grandparents. It can also include multiple families living in one housing unit in order to save on

housing costs. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. To save for necessities such as food, clothing, and medical care, lower- and moderate-income large households may reside in smaller units, resulting in overcrowding.

In 2010, approximately 14 percent of all households in Marina had five or more members. Specifically, 12 percent of owner-households and 16 percent of renter-households in the City were considered to be large households (Table 34). The proportion of large households in Marina (13.9 percent) was lower than at the County level (21 percent).

Table 34: Large Households by Tenure (2010) – City of Marina

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	174	369	543
Six	78	134	212
Seven or more	88	111	199
Total Large Households	340	614	954
Total Households	2,963	3,882	6,845
Percent of Total Households	11.5%	15.8%	13.9%

Source: U.S. Census 2010 QT-H2

According to the 2008-2012 CHAS data (Table 26), 41 percent of large renter-occupied households and 45 percent of large owner-occupied households experienced housing cost burden that exceeded 30 percent of their gross household incomes. In comparison, 90 percent of the owner-occupied housing and only 24 percent of the City's renter-occupied housing had three or more bedrooms (refer to Table 18). Therefore, large renter-households were more likely to experience overcrowding than large owner-households.

Resources Available

Large households in Marina can benefit from general programs and services for lower and moderate income persons, including the Housing Authority of the County of Monterey Housing Choice Voucher program, and various community and social services provided by non-profit organizations in the region.

E. Homeless Persons

The member agencies of the Monterey County Coalition of Homeless Service Providers (CHSP) has worked together to conduct the 2015 Monterey County Point-in-Time Homeless Census and Survey. HUD's definition of homelessness for Point-in-Time counts was used. The definition includes:

- An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangement (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals), or
- An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

Data for the 2015 effort was collected in three ways: a general street count between daybreak and 12:30 PM (an enumeration of unsheltered homeless individuals), a youth street count between the hours of 12 PM and 6 PM (a targeted enumeration of unsheltered youth under the age of 25), and a shelter count for the night before the street count (an enumeration of sheltered homeless individuals). The final result of the 2015 Monterey County Homeless Census and Survey was 2,308 persons: 1,603 homeless people on streets countywide (71 percent unsheltered), 678 (29 percent sheltered) homeless people in emergency shelters, transitional housing and domestic violence shelters, and excluding people in rehabilitation facilities, jails and hospitals. Marina State Beach and the vacant buildings and sites on former Fort Ord have provided opportunities for homeless people to improvise unsheltered. A total of 298 individuals were counted in the City of Marina, compared to 419 during the 2013 Point-in-Time Census, a 29 percent decrease.

The data results also included a demographic survey of 444 individuals. Of the 444 surveys, 90 percent reported they were over the age of 25, nine percent were between 18-24 years of age, and only one percent were under the age of 18. When asked about their ethnicity 62 percent of homeless survey respondents reported they were not Hispanic or Latino. In regards to race, 47 percent identified as White, 15 percent Black or African-American, two percent Hawaiian or Pacific Islander, two percent Asian, two percent American Indian or Alaskan Native and 32 percent reported “other” or multi-racial. Slightly less than half of survey respondents (49 percent) identified as male, 50 percent female, and one percent as transgender.

When questioned about usual sleeping arrangements, nearly half of survey respondents reported currently living outdoors, either on the streets, in parks or encampment areas (42 percent). One quarter reported staying in a public shelter (emergency shelter, transitional housing facility or alternative shelter environment). Seventeen percent of survey respondents reported that they lived in vehicles (camper, car, van or RV). Eleven percent of respondents reported they were sleeping in foyers, hallways or other indoor areas not meant for human habitation.

Half of survey respondents reported they had been homeless for a year or more, a decrease from 2013 (65 percent). One in eleven had been homeless for less than one month, higher than in 2013 (three percent). It is notable that six percent of respondents had been homeless seven days or less which suggests a need for prevention services and potentially a larger number of persons who experience homelessness over a year or for many short periods of time. Two percent of respondents reported they had experienced homelessness four or more times in the past year. When asked how many times they had been homeless in the past three years, 12 percent reported they had been homeless four or more times.

Approximately 81 percent of the homeless were unemployed at the time of the survey and over 60 percent of respondents indicated they received government assistance through General Assistance, Food Stamps, WIC, SSI/SSDI, CalWorks, Medi-Cal/Medi-Care, Social Security or Veteran’s Benefits.

Approximately 40 percent of the female respondents reported having experienced domestic violence, compared to 22 percent of men. Survey respondents reported the following disabling conditions: drug and alcohol abuse (29 percent); psychiatric or emotional conditions (28 percent); chronic health problems (19 percent); Post-Traumatic Stress Disorder (PTSD) (17 percent); physical disability (16 percent); traumatic brain injury (8 percent); and HIV-AIDs related (one percent).

Resources Available

The following facilities offer emergency, transitional and supportive housing in Marina for homeless and special needs low income persons:

- **Shelter Cove:** Operated by Interim Inc., it serves 36 homeless and very low-income adults with a serious mental illness. The program offers a variety of services aimed at increasing self-sufficiency including case management, counseling and crisis intervention, and medication education and management. Educational and vocational services focus on social, living, interpersonal, study and job skills. Linkage to other services and service providers is also offered. Shelter Cove is a sober living model, with an emphasis on a Dual Diagnosis population. Monterey County Behavior Health provides case coordination and representative payees.
- **Pueblo del Mar:** Operated by the Housing Authority, County of Monterey, Pueblo Del Mar offers 56 (2-bedroom) units of transitional supportive housing program for families in substance use recovery and homeless persons with disabilities.
- **Sandy Shores:** Operated by Interim Inc., it provides 28 units of permanent affordable and supportive group housing in two- and four-bedroom units for homeless adults with a serious mental illness. Offers a variety of services aimed at increasing self-sufficiency. Educational and vocational services focus on social, living, interpersonal, study and job skills. Linkage to other services and service providers is also offered. Monterey County Behavior Health provides case coordination and representative payees.
- **Coming Home, Veterans Transition Center:** This is a proposed transitional supportive housing project for homeless veterans (individuals or with their families). The Veterans Transition Project is a resource tool for homeless veterans to utilize in reaching reintegration and self-sufficiency in society. In a clean and sober environment, veterans can access case management services, life skill workshops, substance abuse counseling and temporary living quarters to assist during their journey towards establishing employment and permanent housing. The proposed permanent supportive housing project consists of 64 studio apartments and seven two-bedroom apartments.
- **Homeward Bound:** Operated by Community Homeless Solutions/Shelter Outreach Plus, Homeward Bound is 25-units (75 beds) of supportive transitional housing for homeless families. Services available include case management, literacy training, personal financial management and budgeting, clothing closet, individual and group therapy and recovery classes.
- **Lexington Court:** Community Homeless Solutions/Shelter Outreach Plus operates a transitional housing project for homeless families in a six-unit (18 beds) program open to intact families (married with children), and single dads with their children. Supportive services include case management, life skills workshops, and counseling. The Mobile Outreach Services team, the outreach component, provides harm reduction services to chronically street homeless individuals throughout Monterey County.
- **Men in Transition:** Community Homeless Solutions/Shelter Outreach Plus offers an eight unit (24 bed) transitional housing program. Supportive services will include case

management, counseling, drug/alcohol counseling, life skills workshops and information and referral.

- **Women in Transition:** Community Homeless Solutions/Shelter Outreach Plus, Women in Transition program opened in 2015, which includes a 12-bed project providing housing for homeless single women with no children.

The facilities are geographically located within the city limits of Marina; the service area for these programs may extend beyond the city boundaries.

F. Farmworkers

Farm worker households tend to have high rates of poverty, live disproportionately in housing which is in the poorest condition, have very high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups. Specific information is lacking with regard to the housing needs of migrant and non-migrant farm workers in the City. Marina is not an agricultural center as is the City of Salinas further inland. The majority of residents are not employed by agricultural interests. According to the 2010-2014 ACS, there were 207 (2.2 percent) people employed in the “Agriculture, Forestry, Fishing and Hunting and Mining” industry in Marina. It is unknown how many people of the 207 people were directly employed in agriculture. Because of Marina’s coastal location and one mining operation (The CEMEX Lapis Facility), it is likely that the majority of these individuals were employed in either fishing- or mining-related occupations rather than in agriculture. Salinas and other valley communities have the majority of farm workers.

Resources Available

Housing for farm workers (e.g., multiple dwellings and dwelling groups) is allowed in the R-2 and R-3 Zoning Districts as a conditional use, and in the R-4 Zoning District as a permitted use. There are no conditions on the development of farm worker housing in Marina’s R-4 District because it is not differentiated from multi-family housing or dwelling groups (a “dwelling group” is defined as a group of two or more detached or semi-detached dwellings occupying a parcel of land in one ownership and having a common yard).

G. College Students

A significant presence of college students in a community usually places additional pressure on the local rental housing market. Typically, students need affordable rental housing near the college and their length of stay tends to be transient, revolving around the semesters.

In June 1994 a plan was approved to convert part of former Fort Ord into a university. Founded in 1995, California State University Monterey Bay (CSUMB) grew to 2,264 students during the 1999-2000 school year and 6,731 students by 2015.⁴ It’s most recently available 2007 master plan projects full-time equivalent student enrollment of 12,000 by 2025.⁵ The 2007 master plan assumes 60 percent of traditional full-time equivalent students will be housed on campus. As of 2016 CSUMB

⁴ CSU Monterey bay University Fact Book: 2015-2016.
<https://apps.otterlabs.org/iarapp/factbook/main/enrollment.php?reportYear=2015>. Accessed May 4, 2016.

⁵ Final Environmental Impact Report for the California State University Monterey Bay 2007 Master Plan. Accessed May 4, 2016.

has initiated a process to update its campus master plan, and continues to move forward with an established growth target of more than 12,000 students over the coming decade.

Resources Available

CSUMB offers a variety of housing options for their students, including residence halls, suites, and apartment-style housing, including housing for students with families in their East Campus Apartments. Additionally, recently opened in the Fall of 2015, CSUMB's Promontory apartments offer upper-division students 176 two- to four-bedroom units of single occupancy and double occupancy rooms.

While student housing is currently provided by CSUMB, at least some students will reside in housing "in town" as part of the resident population of surrounding jurisdictions, sharing costs in single- and multi-family rental units. According to CSUMB, as of 2016, 45 percent of CSUMB students live on campus. Considering college students may have limited budgets due to the cost of education and limited time available for professional employment, the university population affects the need for affordable housing in Marina. Students may choose to live off campus to reduce living costs and may accept substandard housing or overcrowded conditions.

2.6 Publicly Assisted Housing

2.6.1 Housing Authority of the County of Monterey

The Housing Authority of the County of Monterey (HACM) administers the Housing Choice Voucher Program (HCV) for Marina residents. As of 2016, 258 Marina households (184 disabled households and 111 senior households) were receiving Housing Choice Vouchers. For the distribution of Voucher assistance within the City, HACM has established local preferences for disabled, veterans, elderly, working family, victims of disasters, substandard living conditions, job training program, and having section 8 revoked due to HUD funding shortage. As of 2016, there were 1,896 households on the waiting list for the HCV program. The HCV waiting list was opened for two weeks in September 2015. During this time, 5,541 applicants applied for housing assistance.

2.6.2 Affordable Housing Projects

Housing developments utilizing federal, state, and/or local programs, including state and local bond programs, Low-Income Housing Tax Credits (LIHTC), density bonus, or direct assistance programs, are often restricted for use as low income housing and provide another source of affordable housing for a jurisdiction. A number of developments in Marina have some or all of the units deed restricted as affordable for low to moderate income households. Together these projects provide 476 units of affordable housing.

Table 35: Publicly Assisted Housing Affordable Units

Property Name	Property Address	Funding Source	Unit Size	Total Affordable Units	Total Project Units	Date of Opening	Expiration of Affordability
Abrams Park	296 Carpenter Ct.	FOR A Inclusionary Requirement	2 BR - 97 4 BR - 97	38	194	2015	2070
Preston Park	682 Wahl Ct.	FORA Inclusionary Requirement	Office - 2 2 BR - 227 3 BR - 125	70	354	2015	2070
Marina Manor	3082 Sunset Ave.	LIHTC HOME CDBG	0 BR - 20 1 BR - 19	39	39	1995	2035
Charles Apartments	3109 Seacrest Ave.	Section 236	2 BR - 11 3 BR - 60 4 BR - 28 5 BR - 6	105	105	1972	2049
Cypress Gardens	3135 Seacrest Ave.	Section 236	1 BR - 16 2 BR - 80	96	96	1973	2049
University Villages Apartments	301 9 th St.	HOME MHP	1 BR - 14 2 BR - 56 3 BR - 38	108	108	2014	2069
Rockrose Gardens	3012-3032 Lexington Ct.	PRAC 811 MHSA HOME	1 BR - 20 2 BR - 1	20	21	2014	2069
Total				476	917		

Abbreviations: HOME: HOME Investment Partnerships Program (HUD); CDBG: Community Development Block Grant (HUD); MHP: Multifamily Housing Program (HCD); LIHTC: Low Income Housing Tax Credit; HTF: Housing Trust Fund; MHSA: Mental Health Services Act; PRAC (Project Rental Assistance Contract) Section 811 Supportive Housing for Persons with Disabilities (HUD); HUD Section 236 Preservation Program: Multifamily Affordable Housing Preservation Program.

Source: City of Marina, 2016.

2.6.3 Units at Risk of Converting to Market-Rate Housing

According to California Government Code Section 65583 (a) (8), (c) (6), jurisdictions must evaluate the potential for currently rent restricted low income housing units to convert to non-low income housing in ten years, and propose programs to preserve or replace these units. For this Housing Element, this ten-year analysis period covers from December 15, 2015 through December 15, 2025. This section identifies the City's assisted units "at-risk" of conversion to market rate housing.

All of the projects with affordable units maintain long-term affordability controls. No affordable units are at risk of converting to market-rate housing within the ten-year period covered in this Housing Element.

The City owns two of the affordable housing projects – Preston Park and Abrams Park. Both projects were acquired by the City using tax exempt bond funds. Pursuant to the City's General Plan on Inclusionary Housing requirement in the former Fort Ord, 20 percent of the units are required to be affordable to lower and moderate income households for 55 years. However, the City is struggling to generate adequate cash flows to repay the bonds. In the upcoming year(s), the City would explore financial strategies to improve the cash flow from these projects.

3. Housing Constraints

3.1 Governmental Constraints

Governmental constraints are potential and actual policies, standards, requirements, fees, or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land use issues. Federal and state programs and agencies play a role in the imposition of non-local governmental constraints and are beyond the influence of local government, and therefore cannot be effectively addressed in this document.

3.1.1 Land Use Element

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of a General Plan designates the general distribution, location, and extent of uses for land planned for housing, business, industry, open space, and public or community facilities. As it applies to housing, the Land Use Element establishes a range of residential land use categories, specifies densities (typically expressed as dwelling units per acre [du/ac]), and suggests the types of housing appropriate in a community.

A number of factors, governmental and non-governmental, affect the supply and cost of housing in a local housing market. The governmental factor that most directly influences these market conditions is the allowable density range of residentially designated land. In general, higher densities allow developers to take advantage of economies of scale, reduce the per-unit cost of land and improvements, and reduce development costs associated with new housing construction. Reasonable density standards ensure the opportunity for higher-density residential uses to be developed within a community, increasing the feasibility of producing affordable housing, and offer a variety of housing options that meet the needs of the community.

The City of Marina General Plan Community Land Use Element and General Plan Map provides for a range of residential building types and densities in various areas of Marina. Table 36 summarizes the land use designations within the City that allow residential uses, as well as their permitted densities. The City of Marina provides a range of densities, from five units per acre for areas designated as “Single-family Residential,” to fifteen units to thirty-five units per acre for “Multiple-family Residential” areas, consistent with state housing law. Much of the future housing development lies within specific plans for major projects, which accommodate higher densities and mixed use. Developers have committed to provide 10 percent workforce housing in addition to 20 percent affordable inclusionary housing.

Table 36: General Plan Residential Land Use Designations

Land use Designation	Corresponding Zoning District	Intention	Permitted Density (du/acre)	
			Min	Max
Single Family Residential	R-1, R-2, R-3	Single-family detached homes	---	7.5
Marina Heights Residential	R-MH	Mix of housing types	5.5	6.5
Multi-Family Residential	R-4	Higher density housing, including live/work housing, townhomes and condominiums, and multi-family apartments.	15.0	35.0
Commercial -Multiple-Use ²	C-R, C-1, C-2, PC	Residential-above-commercial	20.0	35.0
Commercial - Retail/Personal Services ³	C-R, C-2, C-1, PC	Residential-above-commercial	20.0	35.0

1. The average density of residential-designated land shall not exceed 35 units per net acre. The General Plan initially provides for no more than 300 total units on the 20 acres with this land use designation; however, an increased development potential of up to 400 additional units may be allowed if approved within the framework of a future specific plan adopted for the University Village area.

2. Residential may occupy up to 70 percent of the total allowable floor area.

3. Residential up to 50 percent of the total floor area. Outside of Marina's Core Retail Area, the residential portion of a mixed use building may occupy up to 70 percent of the total allowable floor area.

Sources: City of Marina General Plan, 2006; and Municipal Code, 2016.

3.1.2 Zoning Ordinance

The Zoning Ordinance is the primary tool for implementing the General Plan Land Use Element. It is designed to protect and promote public health, safety and welfare, as well as to promote quality design and quality of life. Marina's residential zoning districts control both the use and development standards of each residential lot or parcel, thereby influencing the development of housing. The City has established six residential zoning districts (R-1, R-2, R-3, R-4), and three commercial districts (C1-, C-2, and C-R) that allow for residential uses. In addition to the underlying zoning, the City has also established the Coastal Zone Overlay District with special development standards and/or permit processing requirements. Table 37 shows development standards by Zoning District for Marina.

A. Development Requirements

Table 37 summarizes the City's residential zoning districts and their development requirements. The maximum number of units allowed in a multi-family residential development is determined primarily by the minimum lot area required per dwelling unit, the maximum allowable site coverage and the maximum permitted building height. Of these three regulations, the minimum lot area required per dwelling unit is the most important in determining the number of units that can be developed on a site. This regulation accounts for the minimum size of the unit based on bedroom count and the necessary parking and recreational space for each unit. Residential densities in Marina range from one unit per 5.5 acres in the MHR zone to a maximum of 43 units per net acre in the R-4 and C-R zones, excluding potential density bonuses.

Table 37: Residential Development Standards by Zoning District

Zoning District	Site Area (Sq. Ft.)	Density (du/ac)	Building Height (Ft.)	Site Width (Ft.)	Site Coverage	Front Setback (Ft.)	Side Setback (Ft.)	Rear Setback (Ft.)	Parking
Single-Family Residential (R-1)	6,000 ¹	8	30	50-60	35-40%	20	6	20	2
Duplex Residential (R-2)	6,000 ¹	10	30	60	40%	20	6	20	2
Limited Multiple-Family Residential (R-3)	6,000	15	35	60	60%	20	5	20	2 ³
Multiple-Family Residential (R-4)	6,000	15-43 ²	42	60	60%	12	5	10-20	2 ³
Marina Heights Residential (MHR)	2,500- 5,000	5.5-6.5	35	35-50	60-75%	10	5-10	5-20	2 ³
Commercial/Multiple-Family Residential (C-R)	6,000	25-43 ²	35-50	60	25-90%	10	5-10	10-20	.8-1
Retail Business District (C-1)	2,000	25	35-50	25	25-60%	10	5-10	5-20	--
General Commercial District (C-2)	2,000	8 ⁴	35	25	--	10	5-10	5-20	1 ³
Planned Commercial (PC)	--	5	35	--	25-30%	--	--	--	1 ³
Agricultural Residential (K)	10,000	4	25-35	60	35%	20	6	20	--

1. 7000 Sq.Ft. for a corner lot.
 2. Minimum density requirements: 15 units per acre for any residential dwellings constructed after January 1, 2005; Maximum density: 35 units per acre for conditionally permitted uses; Maximum of 43 units or bedrooms per acre for boarding houses and single room occupancy dwellings and for affordable senior multiple dwellings
 3. Section 17.44.010 of the Zoning Ordinance Parking requirements for multiple dwellings: One-bedroom units and efficiencies: one space for each unit plus one additional space for each five units; two-bedroom units: one and one-half spaces per unit plus one additional space for each five units; three or more bedroom units: two spaces for unit plus one additional space for each five units
 4. Studio and one-bedroom units with a minimum of five hundred twenty-five square feet and a maximum of nine hundred square feet to a maximum density of one unit per five thousand square feet of lot area within the same building as commercial uses on the site and located above those commercial uses.
 5. Residential uses, including transitional housing and supportive housing, not exceeding ten percent of total floor area of all uses in the district.
- Source: City of Marina Zoning Ordinance, March 2016

D. Parking Requirements

Table 38 summarizes residential parking requirements in Marina. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot area for residential development. The City determines the required number of parking spaces based on the type and size of the residential unit and has found the required parking spaces to be necessary to accommodate the number of vehicles typically associated with each residence. The City also provides reduced parking requirements for transitional and supportive housing, and senior housing projects, and affordable housing consistent with State Density Bonus law.

Table 38: Residential Parking Requirements

Type of Residential Development	Required Parking Spaces	
Single-Family Dwelling on a Single Lot	Two covered spaces per unit ¹	
Two Dwelling Units on a Single Lot ¹	Two per dwelling unit, one of which must be covered.	
Secondary Dwelling Units and Guest Houses	No additional parking required	
Multiple Dwellings	One-bedroom units	One space for each dwelling unit, which shall be covered ²
	Two-bedroom units	One and one-half spaces for each dwelling unit, one of which shall be covered ²
	Three or more bedroom units	Two spaces for each dwelling unit, one of which shall be covered ²
Condominium/Planned Development Projects and Condominium Conversions	One-bedroom units	One space for each dwelling unit, which shall be enclosed ³
	Two-bedroom units	Two spaces for each dwelling unit, which shall be enclosed ³
Affordable Housing	One-bedroom units	One on-site parking space ⁴
	Two-bedroom units	Two on-site parking spaces per dwelling unit ⁴
	Three or more bedroom units	Two and one-half parking spaces per dwelling unit ⁴
Rooming and Boarding Houses	One covered parking space for each bedroom.	
Mobile Home Parks	Two parking spaces for each mobile home site plus two additional spaces for each five mobile home sites or fraction thereof.	
Transitional Housing for Homeless Persons	Parking shall be provided at the rates as required elsewhere in this section except that the Planning Commission or City Council on appeal, may grant a use permit or amendment to an existing use permit, for a lesser number of parking spaces associated with transitional housing for homeless persons.	
Mixed commercial and residential use	One space per residential unit.	

Source: City of Marina Zoning Ordinance, 2016

Notes:

1. R-4 district may as an alternative have one space or two tandem spaces, one of which shall be in a garage
2. Plus one additional space for each five dwelling units or fraction thereof.
3. Plus two additional spaces for each five dwelling units or fraction thereof.
4. Parking may be provided by tandem parking and need not be covered or garaged, but may not be on-street parking.

E. Variety of Housing Opportunity

The City of Marina's Zoning Ordinance accommodates a range of housing types in the community. Permitted housing types include single-family residences (including manufactured homes), multi-family housing, secondary dwellings, mobile homes, mixed use residential (apartments above commercial as an example), live-work housing as well as housing to meet special needs such as large group housing. Table 39 below summarizes the types of housing permitted in each of Marina's residential and commercial zones either by right ("P") or as a discretionary use with a conditional use permit required ("C"). In 2011, the Zoning Ordinance was updated in accordance with the 2008-2014 Housing Element programs to remove barriers to the siting of housing for a variety of housing types.

Table 39: Housing Types Permitted In Marina's Zoning Districts

Type of Residential Use	Zoning District								
	R-1	R-2	R-3	R-4	MHR	C-R	C-1	C-2	K
Single-Family Unit ¹	P	P	P	P ² /C	P	--	C ³	C ³	P
Secondary Dwellings/Guest House	P	P	P	P	--	--	--	--	C
Multi-Family (≤25 du/ac)	--	--	--	P	--	C	C	C	--
Multi-Family (≥ 25 du/ac)	--	--	--	C	--	C	--	--	--
Condominium and/or Planned Development Projects	--	--	--	--	P	C	--	--	--
Mobile Home Park	--	--	--	C	--	--	--	--	--
Residential Mixed Use	--	--	--	--	--	C	C	C	--
Boarding House (≤2 persons)	P	P	P	--	--	P	--	--	P
Boarding House (≥ 3 persons)	--	--	C	--	--	--	--	--	--
Foster Home (≤ 6 children)	P	P	P	P	--	P	--	--	--
Day Care Home/Small (≤6 adults or ≤8 children)	P	P	P	P	--	P	--	--	--
Day Care Home/Large (9-14 children)	P	P	P	P	--	P	--	--	--
Residential Care/Small (≤ 6 persons)	P	P	P	P	--	P	--	--	--
Residential Care/Large (≥ 7 persons)	C ⁴	C	C	C	--	C	--	--	--
Rest Home/Nursing Home	--	C	--	C	--	C	--	--	--
Transitional and Supportive Housing	P	P	P	P	--	P	--	--	--
Single Room Occupancy Hotels	--	--	--	C	--	C	--	--	--
Emergency Shelter	--	--	--	P	--	P	--	--	--
Labor Camp	--	--	--	--	--	--	--	--	C

P= Permitted Use C= Conditional Use -- = Not Permitted

1. Single-family unit includes factory-built or modular dwellings consistent with CBC regulations.

2. Permitted: Single-family dwellings constructed prior to January 1, 2005

3. Single-family, duplex and multiple-family residential dwellings limited to studio and one-bedroom units with a minimum of five hundred twenty-five square feet and a maximum of nine hundred square feet to a maximum density of one unit per five thousand square feet of lot area within the same building as commercial uses on the site and located above those commercial uses.

4. Large Residential Care for the Elderly

Source: City of Marina Zoning Ordinance, 2016

(1) Single- and Multi-Family Uses

Single- and multi-family housing types include detached and attached single-family homes, duplexes, townhomes, condominiums, and multi-family rental apartments. Single-family housing units are permitted by right in all of the City's residential zoning districts, the MHR district and conditionally permitted in C-1 and C-2 commercial zoning districts. Multiple-family housing developments are permitted in the R-4 zoning district and conditionally permitted in the City's C-1, C-2 and C-R zone.

(2) Second Residential Units

Second residential units are attached or detached dwelling units that provide complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking and sanitation. Second dwelling units may be an alternative source of affordable housing for lower income households and seniors. These units typically rent for less than apartments of comparable size.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code, Section 65852.2). A jurisdiction cannot adopt an ordinance that totally precludes the development of second dwelling units unless the ordinance contains findings acknowledging that allowing second dwelling units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. An amendment to the State's second unit law in 2003 requires local governments to use a ministerial, rather than discretionary process for approving second dwelling units and allows jurisdictions to count second dwelling units towards meeting their regional housing needs goals. A ministerial process is intended to reduce permit processing time frames and development costs because proposed second dwelling units that are in compliance with local zoning regulations and standards can be approved without a public hearing.

The Marina Zoning Ordinance defines second residential units as "an attached or detached dwelling unit sited on the same parcel as the main building and which provides complete independent living facilities for one or two persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and laundry hook-ups." Second residential units are permitted within Marina's single-family residential zones. Second units are also subject to additional development standards (Marina Zoning Ordinance Section 17.06.040), including the following:

- There is one and only one single-family dwelling and no other main buildings on the building site.
- The building site is located in the R-1, R-2, R-3, or R-4 district and conforms to the minimum site area, minimum average lot width, and minimum lot depth requirements of the district in which it is located.
- If located in the R-4 district, the building site is not in excess of seven thousand five hundred square feet.
- The building site is not located within (1) a condominium or planned unit development project; or (2) in a mobile home or trailer park.
- The building site abuts upon and takes direct access from a public street.
- Maximum floor area shall not exceed whichever is less of: (1) ten percent of the site area, (2) two-thirds of the living area of the main building, or (3) nine hundred fifty square feet.

- The guest house or secondary dwelling shall incorporate or continue architectural features that are similar to and/or compatible with the main building
- Additional parking is not required, but any parking provided shall be in accordance with Chapter 17.44.
- The secondary dwelling or guest house does not qualify as a housing unit and shall not be counted towards meeting a housing unit density requirement for a project site and shall not be counted towards meeting an inclusionary housing requirement.
- No development shall be approved that would exceed the capacity of municipal utility systems.
- Concurrent with the project application a written commitment from the municipal water provider is required that verifies that capability of the municipal system to serve the proposed development.

(3) Manufactured Housing

State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zoning districts (Section 65852.3 of the California Government Code). There are no constraints on the location of factory-built housing since they are permitted in any zone accommodating single-family homes. Mobile homes are located within mobile home parks and building permits are routinely issued for the installation of new mobile homes, generally replacing previous mobile homes. Mobile home parks are conditionally permitted in the R-4 zoning district.

(4) Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer mentally disordered or otherwise handicapped persons is allowed by law. A State-authorized, certified or authorized family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes (commonly referred to as “group” homes) of six or fewer persons with disabilities than are required of the other permitted residential uses in the zone.

State-licensed residential care facilities for six or fewer residents, including foster care, must be permitted by right in all residential zones allowing single-family housing. Such facilities cannot be subject to more stringent development standards, fees or other standards than single-family homes in the same district. The City of Marina Zoning Ordinance contains provisions for residential care facilities for six or fewer persons. The City permits small residential care facilities (for six or fewer persons) by-right in all of the City’s residential zoning districts and in the C-R commercial zoning district, similar to any single-family use. Large residential care facilities (for seven or more persons) are conditionally permitted in all of the City’s residential zoning districts and in the C-R zoning district.

(5) Emergency Shelters

An emergency shelter is a facility that provides temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency. State law requires jurisdictions to identify adequate sites for housing which will be made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all income levels, including emergency shelters and transitional housing (Section 65583(c)(1) of the Government Code). Recent changes in State law (SB 2) require that local jurisdictions make provisions in the Zoning Ordinance to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. Local jurisdictions may, however, establish standards to regulate the development of emergency shelters.

Section 17.04.292 of the Zoning Ordinance defines “emergency shelters” as: “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” Emergency Shelters are a permitted use in the R-4 (Multiple-family) and C-R Mixed Commercial-Residential Use zones.

(6) Transitional and Supportive Housing

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Under Housing Element law, transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (California Government Code Section 65582(h)).

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (California Government Code Sections 65582(f) and (g)).

Accordingly, State law establishes transitional and supportive housing as a residential use and therefore local governments cannot treat it differently from other similar types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The Marina Zoning Ordinance permits transitional and supportive housing by-right in all residential zones and in the C-R commercial zone, and conditionally permits them in the PC (Planned Commercial) district. However, such housing is omitted from the C-1 and C-2 zones where housing is also conditionally permitted. The City will amend its Zoning Ordinance to address this discrepancy.

(7) Single-Room Occupancy (SRO)

Single room occupancy (SRO) facilities are small studio-type units and are conditionally permitted in Marina's R-4 and C-R districts.

(8) Farmworker and Employee Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted.

Currently, the City's Zoning Ordinance does not comply with the Employee Housing Act. In the City's "K" agricultural-residential district, the Marina Zoning Ordinance permits by-right single-family dwellings and conditionally permits labor camps. The Zoning Ordinance makes no provisions for farmworker housing in its "A" (Limited Agricultural Uses Combining District) agricultural zone, and employee housing for six or fewer is not addressed in the Zoning Ordinance.

F. Density Bonus Ordinance

California Government Code Section 65915 provides that a local government shall grant a density bonus of at least 20 percent (five percent for condominiums) and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to provide at least:

- Five percent of the units for very low income households;
- Ten percent of the units for lower income households;
- Ten percent of the condominium units for moderate income households;
- A senior citizen housing development; or
- Qualified donations of land, condominium conversions, and child care facilities.

The density bonus law also applies to senior housing projects and projects which include a child care facility. In addition to the density bonus stated above, the statute includes a sliding scale that requires:

- An additional 2.5 percent density bonus for each additional increase of one percent Very Low income units above the initial five percent threshold;
- A density increase of 1.5 percent for each additional one percent increase in Low income units above the initial 10 percent threshold; and
- A one percent density increase for each one percent increase in Moderate income units above the initial 10 percent threshold.

These bonuses reach a maximum density bonus of 35 percent when a project provides either 11 percent very low income units, 20 percent low income units, or 40 percent moderate income units. In addition to a density bonus, developers may also be eligible for one of the following concessions or incentives:

- Reductions in site development standards and modifications of zoning and architectural design requirements, including reduced setbacks and parking standards;

- Mixed used zoning that will reduce the cost of the housing, if the non-residential uses are compatible with the housing development and other development in the area; and
- Other regulatory incentives or concessions that result in "identifiable, financially sufficient, and actual cost reductions."

Jurisdictions also may not enforce any development standard that would preclude the construction of a project with the density bonus and the incentives or concessions to which the developer is entitled. To ensure compliance with the State density bonus law, jurisdictions must reevaluate their development standards in relation to the maximum achievable densities for multi-family housing.

In accordance with Chapter 4.3 Section 65915 *et. seq.* of the California Government Code, the City of Marina adopted a Density Bonus Ordinance (City of Marina Zoning Ordinance Section 17.45.040) and periodically amends this ordinance to comply with updates to State requirements. The recently adopted AB 2222, which took effect in January 2015, is the most recent update to the State's density bonus requirements. The City will update its density bonus ordinance to comply with these new provisions within one year of Housing Element adoption.

3.1.3 Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

The Building Division of the Department of Community Development is responsible for the enforcement of Building Codes in the City. The Building Division provides plan-checks and inspections. Building Code enforcement is basically conducted through scheduled inspections of new construction, remodeling and rehabilitation projects, and upon re-sale or transfer of ownership of residential property. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits

The City of Marina Building Division enforces the 2013 Edition of the California Building Code, as amended. The City has not imposed unique or unusual restrictions on housing for the disabled, such as minimum distances between housing for persons with disabilities or other regulations that could constrain the development or retrofitting of housing for disabled persons. The City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with the requirements of the Americans with Disabilities Act (ADA) and the state's ADA equivalent—Chapter 11B, "Accessibility," of the 2013 California Building Code. The City works with applicants who need special accommodations in their homes. The City's Building Code, local amendments and code enforcement activities are not constraints to the development, maintenance or preservation of housing.

3.1.4 Housing for Persons with Disabilities

A. Land Use Controls

As previous stated, the City of Marina Zoning Ordinance contains specific provisions for residential care facilities for six or fewer persons. The City permits small residential care facilities (for six or fewer persons) by-right in the all of the City's residential zoning districts and in the C-R commercial zoning district, similar to any single-family use. Large residential care facilities (for seven or more

persons) are conditionally permitted in all of the City’s residential zoning districts and in the C-R zoning district.

B. Reasonable Accommodation

Building and development standards may constrain the ability of persons with disabilities to live in housing units that are suited to their needs. Applying the principle of reasonable accommodation, the City understands its affirmative duty to be flexible in the application of land use and zoning regulations, rules, and procedures for equal access to housing for people with disabilities. The City will adopt a formal reasonable accommodation ordinance within one year of Housing Element adoption.

C. Definition of Family

The City Zoning Ordinance defines “family” as one or more persons occupying a premise, and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary servants.” This definition of “family” is not overly restrictive to the occupancy of a housing unit.

D. Building Code

As indicated above, the City of Marina has adopted the 2013 California Building Standards Code and routinely adopts updates as they become available. The City has not adopted any special amendments to this Code that would impede housing for persons with disabilities. The City’s building codes require that new residential construction comply with the federal American with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to the physical disabled. The provision of fully accessible units may increase overall project development costs; however, unlike the UBC, enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

Compliance with building codes and the ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing. Current building codes require that all ground floor multi-family units be handicapped-accessible, as well as elevator-served buildings. The City encourages and facilitates the construction of supportive housing by allowing such projects by-right in all residential zones.

3.1.5 Planning and Development Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City of Marina relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed.

A. Planning Fees

Planning fees for Marina are summarized in Table 40. Because of limited resources, the City does not typically offer fee waivers; however, the City Council may approve a waiver, offer deferred or reduced fees, or supplement fees with funds from the In-lieu Fee Fund, for affordable housing projects.

In 2006-07, Revenues and Cost Specialists LLC conducted an in depth Cost of Services Study to document the actual costs of providing services. The City Council considered their findings and proposed methodology for the percentage of cost recovered and exemptions. Resolution No. 2007-153 of June 19, 2007 established the revised fee schedule that took effect in August 2007. The charges for specific services related to planning and development applications are shown in Table 40.

The City's present fees for these activities, permits and services have not been adjusted since 2007. On April 1, 2014, the City Council voted to appoint two council members for the review of the existing 2007 fee schedule. This fee study reviewed the City's 2007 fee schedule, compared the City's fees to those of surrounding jurisdictions (including the cities of Del Rey Oaks, Seaside, Sand City, Pacific Grove, Monterey), and reported findings and recommendations to the City Council. The results of this study were provided to the City Council; no fee increases were adopted.

Table 40: Fees for Services - Planning Applications, Environmental and Subdivision

Service	Description	Fee
Administrative Conditional Use Permit	Staff level review of application for conditional uses on specific parcels of land to determine conformance with City codes, regulations and standards	\$1,005 per application
Conditional Use Permit	Review an application for conditional uses on specific parcels of land to determine conformance with City codes, regulations and standards.	\$1,690 per application
Conditional Use Permit Amendment	Staff level review of a request for a minor amendment to an approved conditional use permit to determine conformance with City codes, regulations and standards	\$505 per application
Administrative Site and Architectural Design Review	Staff review of Site and Architectural Design Review project proposal for consistency with City design guidelines and standards	\$320 per application
Site and Architectural Design Review	Design Review Board and Planning Commission review of Site and Architectural Design Review project proposal for consistency with City design guidelines and standards	\$3,275 per application
Site and Architectural Design Review Amendment	Staff review of an amendment to a Site and Architectural Design Review project proposal for consistency with City design guidelines and standards	\$975 per application
Administrative Coastal Development Permit	Staff level review of a request for approval of a conditional use on a specific parcel of land within the coastal zone to determine conformance with City codes and standards, including the Local Coastal Program.	\$230 per application
Coastal Development Permit	Review of a proposed development in the coastal zone for conformance with state regulations.	\$2,045 per application
Local Coastal Program Amendment	Review of a proposed amendment to an already approved Local Coastal Program	\$1,620 per application
Coastal Development Permit Exemption	Staff level review and determination of an exemption for a proposed development in the coastal zone from the application of Local Coastal Program standards.	\$240 per application

Table 40: Fees for Services - Planning Applications, Environmental and Subdivision

Service	Description	Fee
General Plan Amendment	Make recommendations and prepare reports regarding a proposed amendment to the City General Plan.	\$2,555 per application
Specific Plan Review	Planning Commission and City Council consideration of a Specific Plan that will set design guidelines and development standards for a specific area of the City.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved and any outside costs.
Specific Plan Amendment	Planning Commission and City Council consideration of an amendment to an adopted Specific Plan.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved and any outside costs.
Zoning Text/Map Amendment	Planning Commission and City Council consideration of an amendment to the zoning ordinance text or zoning map.	\$1,700 per application
Variance Application	Planning Commission consideration of a request for a variance to the yard, height, coverage and/or area regulations of the zoning ordinance	\$2,045 per application
Development Agreement	Develop, negotiate and enforce an agreement to develop land within specific physical requirements.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved and any outside costs, including City Attorney and consultants.
Annexation Review	Review and process a request to annex to the City.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus any outside costs.
Environmental Negative Declaration	Processing of environmental documents of a proposed development and the review necessary to determine that a project requires a Negative Declaration.	\$2,125 per application or a deposit and fee agreement, as determined by staff
Environmental Impact Report Review	Review of a consultant-prepared Environmental Impact Report to determine its compliance with CEQA.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus any outside costs.
Tentative Parcel Map Review	Review of a tentative parcel map to assure accuracy and compliance with City codes and standards.	\$1,615 per map
Tentative Map Review	Review of a tentative map (5 or more lots) to assure accuracy and compliance with City codes and standards.	5-20 lots - \$3,560 per map 20+ lots - Deposit and fee agreement with charges at the Fully Allocated Hourly Rates for all personnel involved and any outside costs.
Tentative Map Review Amendment	Staff review of an amendment to an approved tentative map.	\$1,460 per application
Final Parcel Map Review	Review of a final parcel map (4 lots or less) for compliance with City codes and standards, as well as the Subdivision Map Act.	\$1,780 per map

Table 40: Fees for Services - Planning Applications, Environmental and Subdivision

Service	Description	Fee
Final Map Review	Review of a final map (5 lots or more) for compliance with City codes and standards, as well as the Subdivision Map Act. This includes the subdivision improvement agreement.	5-20 lots - \$2,685 per map 20+ Lots - Deposit and fee agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus any outside costs.
Final Map Amendment Review	Review of a minor amendment to an already approved and recorded final map.	\$1,115 per application
Lot Line Adjustment	Review of proposed adjustment of any property boundaries and recordation.	\$880 per adjustment
Engineering Design Exception	Processing a request for an exception to City standard specifications and plans.	\$465 per application
Reversion to Acreage	Review of a request to revert multiple lots to one lot under the terms of the Subdivision Map Act.	\$1,420 per application plus \$825 per sheet
Certificate of Compliance	Prepare a certificate of compliance to exempt the applicant from the Subdivision Map Act.	\$1,355 per certificate
Administrative Consistency Determination Requirement to FORA	Staff submission of materials and information to the Fort Ord Reuse Authority to support a finding of consistency with the Base Reuse Plan. May also require attendance at Administrative Committee and FORA Board meetings	\$595 per application
Legal Consistency Determination Requirement to FORA	Legislative submission of materials and information to the Fort Ord Reuse Authority to support a finding of consistency with the Base Reuse Plan. May also require attendance at Administrative Committee and FORA Board meetings	\$1,190 per application

Source: City of Marina, Resolution No. 2007-153 adopted June 19, 2007

B. Development Impact Fees

Until 1978, property taxes were the primary revenue source for financing the construction of infrastructure and improvements required to support new residential development. The passage of Proposition 13 in 1978 has limited a local jurisdiction's ability to raise property taxes and significantly lowered the ad valorem tax rate, increasing reliance on other funding sources to provide infrastructure, public improvements, and public services. An alternative funding source widely used among local governments in California is the development impact fee, which is collected for a variety of improvements including water and sewer facilities, parks, and transportation improvements.

To enact an impact fee, State law requires that the local jurisdiction demonstrate the "nexus" between the type of development in question and the impact being mitigated by the proposed fee. Also, the amount of the fee must be roughly proportional to the impact caused by the development. Nevertheless, development impact fees today have become a significant cost factor in housing development.

The City of Marina collects development impact fees to offset impact costs associated with traffic, sewers, storm drains, and parks. The fees were calculated according to the "Public Facilities Impact Fees Study" initially prepared in 2005 and then updated in 2011 and in 2016. Table 41 summarizes

the development impact fees required by the City and local agencies for residential development. The City assesses impact fees on a per unit basis, depending on housing type (single-family or multi-family project). In addition to these fees, Fort Ord Reuse Authority (FORA) and Transportation Agency of Monterey County (TAMC) charge a fee per housing unit depending on housing type and project location (Table 41).

Projects located within the FORA jurisdiction must pay FORA Basewide Community Facilities District fees for capital projects. Neither FORA projects nor FORA fees are included in the City of Marina Public Facilities Impact Fees, thus there is no “double collection” of fees for required improvements. The FORA Board adopted Resolution 05-15 and Ordinance 05-01 on October 14, 2005 to establish a three-tier reduced Maximum Special Tax for new residential property that includes affordable/below market housing, in order to encourage affordable and workforce housing.

Monterey County Regional Development Impact Fees were established by the TAMC in conjunction with city/county jurisdictions. Projects in the former Fort Ord area are not required to pay this fee. While there is no reduced fee for affordable housing, the fees vary according to architectural type and project location. The fees for multi-family and attached units are less than single-family units.

According to the pro forma of a recently approved affordable housing project, the total development impact fees and permit processing fees total about \$24,000 per unit or about seven percent of the total development costs. However, the City has just updated its development impact fees, which have not been raised since 2005. The new fees would increase the overall development costs.

Table 41: Marina Development Impact Fees

Impact Fees	Fee Amounts (per dwelling unit)			
	Single-family	Multifamily	Senior Homes	Assisted Living – Senior
Public Buildings	\$3,313	\$3,067	\$2,208	\$1,227
Public Safety	\$3,313	\$3,067	\$2,208	\$1,227
Transportation Facilities	\$8,384	\$5,857	\$3,241	\$2,325
Parks	\$6,217	\$5,757	\$4,145	\$2,303
Water and Sewer ²	\$6,859	\$6,859	\$6,859	\$6,859
School ³	\$3.36 per square foot	\$3.36 per square foot	\$0.38 per square foot	\$0.54 per square foot (Office/Industrial rate)
FORA – New Residential	\$23,279 per dwelling unit			\$3,054 per acre (Office/Industrial rate)
FORA – Existing Residential ⁴	\$6,996 per dwelling unit			\$3,054 per acre (Office/Industrial rate)
Regional Development Impact Fee for Non-FORA properties ⁵	\$2,004	\$1,227-\$1,407	\$777	\$777

1. City of Marina Development Impact Fee Study, 2016

2. Marina Coast Water District, FY 2015-2016. Fort Ord Water and Sewer: \$11,332

3. School fees established by Monterey Peninsula Unified School District September 28, 2015.

4. May apply to Affordable/Below Market Rate Housing. Special formulas for fees for residential housing that includes below market rate housing. Figures as of July 1, 2015.

5. Fees established by Transportation Agency of Monterey County (TAMC) - Regional Development Impact Fee (RDIF), 2013 update. Single-family in Peninsula area: \$4,399; Apartment: \$3,089; Condo/Townhome: \$2,694; Multi-Family/Secondary Unit: \$1,705

3.1.6 Local Processing and Permit Procedures

The development review process can affect housing costs. Because of interest rates and inflation in the price of materials, the longer it takes for a development proposal to be approved, the higher the development costs. Development application processing has basic time requirements as a result of the City's obligation to evaluate projects adequately, as well as the requirements of state law. These include consistency with the General Plan and Zoning Ordinance, requirements of the Subdivision Map Act, and compliance with the California Environmental Quality Act (CEQA).

A. Residential Permit Processing

In the City of Marina ministerial projects include the construction of single-family residences and secondary dwellings on existing lots, and the construction of multi-family residential housing at densities not exceeding 25 units per acre, and condominium/planned development projects in the MHR zone. Also, Chapter 16.18 of the Zoning Ordinance describes the procedures for tentative parcel maps for minor subdivisions (four lots or fewer). They are reviewed and approved administratively by the Community Development Director and do not require a public hearing or approval by either the Planning Commission or City Council. The City has amended its Zoning Ordinance to permit emergency shelters housing by right in the R-4 and C-R zones and transitional and supportive housing in all residential zones and C-R zone.

Discretionary projects requiring a Conditional Use Permit and approval from the Planning Commission include major subdivisions of land (into typically 5 or more parcels), condominium/planned development projects in the C-R zone, the development of multi-family residential housing at densities exceeding 25 units per acre in the R-4 and C-R Zone, single-room occupancy and a change in the use of a property including the civilian reuse of former military lands. Additionally, a conditional use permit is currently required for single-room occupancy hotels.

The review and entitlement process is initiated by the submission of an application. If the environmental review of the project can be accomplished without the processing of an Environmental Impact Report (EIR), public hearing(s) are scheduled and held by the Planning Commission and, if an EIR is required, by the City Council. Additionally, City Council review and approval is necessary for: (a) proposed amendments to the General Plan or Zoning Ordinance which may be associated with a project proposal, (b) projects subject to an appeal to the City Council, and (c) major subdivisions. The entire process is about 90 days if turn-around time by the applicant is reasonable (two to three weeks). The need for City Council action on a project or related to a project will add a month or two months to the process. The need to contract with environmental consultants for necessary environmental studies will typically add two or three months to the process. The determination of the need for an EIR will add six months to a year of processing time. The City's development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Table 42 summarizes the reviewing authority and requirements for the City's most common permit applications.

Table 42: Review Authority for Permits and Entitlements

Application	Final Authority	Design Review Subcommittee Required	Public Hearing Required
Use Permit	Planning Commission	✓	✓
Conditional Use Permit	Planning Commission	✓	✓
Coastal Development Permit	Planning Commission	✓	✓
Variance	Planning Commission	✓	✓
Amendments	Planning Commission	✓	✓
Tentative Subdivision Tract Map	City Council		
Final Subdivision Tract Map	City Council		
Development Agreements	Planning Commission and City Council		✓

Source: City of Marina, 2016

B. Site and Design Reviews

New development in Marina is subject to review by the City's Site and Architectural Design Review Board comprised of residents and/or design professionals appointed by the City Council and serving as an advisory committee to the Planning Commission. The City relies upon adopted Design Guidelines and Standards for landscaping, parking design, lighting and signs to assist applicants. While the Zoning Ordinance establishes basic quantitative standards with respect to minimum lot size, setbacks, parking, etc., the Design Guidelines supplement these standards. All residential projects (of two or more units, excluding secondary dwellings) and subdivisions of five or more lots are required to comply with the City's Design Guidelines and Standards.

Section 17.50.060 of the Zoning Ordinance also outlines the process for appeals of the Site and Architectural Design Review Board's recommendation to either the Planning Commission or the City Council.

C. Typical Processing Times

Processing times for development review vary, based on the size of the project and the extent of environmental review required, and can range from six months to more than one year if an EIR is required. When an application is submitted, it is reviewed within 30 days to verify that it is complete or the applicant is notified that it is incomplete. Once the application is complete, typical processing times are as follows, in line with the requirements of the State Permit Streamlining Act of 1992 (Table 43)

Table 43: Permit Streamlining Act - Processing Times		
Application	Final Authority	Processing Time
Subdivision Parcel Map (Tentative)	Planning Commission and City Council	40-45 Days
Subdivision Parcel Map (Final)	City Council	21 Days
Tentative Subdivision Tract Map	Planning Commission and City Council	45-60 Days
Subdivision Tract Map (Final)	City Council	21 Days
Negative Declaration	--	Additional 15 Days
Environmental Impact Report	--	1 Year or More

D. Environmental Review

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Marina has a number of environmental constraints due to its sensitive habitats, coastal location and conservative approach to preserving its unique natural surroundings. Because of these environmental constraints, larger residential projects have required the preparation of Environmental Impact Reports (EIRs). An EIR is required of all developments that have the potential of creating significant impacts that cannot be mitigated, which is highly typical of large projects approved under Specific Plans. At the same time, most residential projects in Marina are either Categorical Exempt or require only an Initial Study and Negative Declaration. The Negative Declaration process typically takes two to three weeks to complete, depending on staffing levels and workloads. Categorical Exempt developments such as second residential units require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

3.1.7 California Coastal Act

A. Housing Requirements in the Coastal Zone

California Government Code §65588(d) requires that the Housing Element update take into account any low or moderate income housing provided or required in the Coastal Zone pursuant to Section 65590 (the Mello Act). State law requires that jurisdictions monitor the following:

- The number of new housing units approved for construction within the Coastal Zone (after January 1, 1982);
- The number of low or moderate income units required to be provided in new developments either within the Coastal Zone or within three miles of the Coastal Zone;
- The number of existing housing units in properties with three or more units occupied by low or moderate income households that have been authorized for demolition or conversion since January 1, 1982; and
- The number of low or moderate income replacement units required within the Coastal Zone or within three miles of the Coastal Zone.

In order to receive a demolition or a conversion permit, the request must comply with the Mello Act.

B. Coastal Zone in Marina

The Coastal Zone is generally defined as that land and water area which extends inland 1,000 yards from the mean high tide line of the Pacific Ocean and seaward to the State's outer limit of jurisdiction. City of Marina has approximately three miles of coastal frontage,

Residential uses in the Marina Coastal Zone are limited to the area east of Highway 1, adjacent to the vernal ponds. Residential densities of four to eight dwelling units to the acre are proposed. Since public purchase of all the vernal ponds, their wetlands and their protective setbacks (at least 100 feet) is unlikely, the Local Coastal Land Use Plan (LCLUP) provides that residential uses in this area be clustered on portions of sites which would least affect the wetlands and would protect other environmentally sensitive or visually significant attributes of the sites, as described in the LCLUP.

There is one residential street and two housing units on another street that lie within the coastal zone. No city-sponsored housing rehabilitation or new housing construction within the coastal zone is anticipated during the Housing Element planning period.

3.1.8 On/Off-Site Improvements

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Ultimately, however, the additional costs for residential land development and infrastructure maintenance are borne by the homeowners and their associations. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

As a condition for development, street right-of-ways, and/or easements for publicly owned and maintained facilities shall be conveyed to the City in accordance with current policy and shall include a plat and legal description.

Policies for the City's development and improvement standards are described in the City's General Plan, Zoning, building and subdivision ordinances. Development standards which influence the availability and cost of housing include: lot size, setbacks, site coverage, lot frontage, open space and parking requirements, building height, etc. On-site and off-site improvements may be required pursuant to Chapter 15.36 of the Municipal Code and include infrastructure and other services needed to facilitate residential developments such as water and sewer lines, fire hydrants, surface drainage, sidewalks and street dedications and/or improvements. Requirements for such improvements have been deemed important to the health, safety and welfare of Marina citizens and may therefore be established as conditions of approval of use permits, site design review, variance and subdivisions (Section 15.36.020). Where required, necessary improvements must be installed prior to execution of building permits. The "Design Standards of the Public Works Division" contain the detailed design specifications for public improvements.

3.1.9 Inclusionary Housing Program

Inclusionary housing describes a local government requirement that a specified percentage of new housing units be reserved for, and affordable to, lower and moderate income households. The goal of inclusionary housing programs is to increase the supply of affordable housing commensurate with new market-rate development in a jurisdiction. This can result in improved regional jobs-housing balances and foster greater economic and racial integration within a community. The policy is most effective in areas experiencing a strong demand for housing.

The City of Marina adopted an Inclusionary Housing Program (IHP) (Marina Zoning Ordinance Section 17.45.030) to expand affordable housing options in Marina. Marina's IHP requires developers of 20 or more units, and all existing occupied housing in Marina's former Fort Ord to set aside a minimum percentage of housing units affordable to specific income groups according to the affordability distribution illustrated in Table 44.

However, a technical inconsistency regarding the inclusionary housing requirements exists. The City of Marina General Plan (adopted December 31, 2005) requires a 20 percent inclusionary requirement on the former Fort Ord. Specific Plans (Dunes on Monterey Bay Specific Plan and the Marina Heights Specific Plan) and the Cypress Knolls Tentative Map on the former Fort Ord also require 20 percent affordable housing. Marina Municipal Code (MMC) Section 17.05.030 C (2), on the other hand, requires a 40 percent total affordable requirement on the former Fort Ord. The General Plan and Specific Plans supersede the Municipal Code and thus this is a technicality. Furthermore, maintaining the existing housing with a 40 percent affordable units has become financially challenging. However, remedying this inconsistency has been on hold due to lack of staff resources. This Housing Element includes a program to revise the Municipal Code to match the General Plan and Specific Plans.

Table 44: Inclusionary Housing Requirements

Planning Areas	% of Required Affordable Housing by Income				Total Affordable Requirement (% of Total Units)
	Very Low (50% AMI)	Low (80% AMI)	Moderate (120% AMI)	Workforce (150% AMI)	
Citywide For-Sale or Rental Housing: New Construction or Substantially Rehabilitated	6%	7%	7%	10% ¹	20+%
Former Fort Ord: Existing Occupied Housing	15%	15%	10%	0%	40% ¹

Note:

1. Inclusionary housing requirement for existing occupied housing on the former Fort Ord can be fulfilled by providing fewer moderate income housing units than required above if a greater percentage of very low and low income housing units are provided and the total number of very low, low and moderate income units is not less than 40 percent.

Source: Section 17.45.030, City of Marina Zoning Ordinance, 2016

The City Council may approve alternatives for meeting the inclusionary housing requirement. These may include:

- A dedication of land within or contiguous to the residential development, sufficient to accommodate at least the required inclusionary units for the residential development;
- Acquisition and rehabilitation of affordable units at the same level of affordability as required for the inclusionary units;
- Preservation of publicly assisted rental units at risk of converting to market-rate housing;
- Conversion of a sufficient number of existing market-rate units to inclusionary units to provide the same number of affordable units as would be required on-site;
- Acquisition/rehabilitation of affordable housing, preservation of at-risk housing, and conversion of market-rate units to affordable units;
- Construction of special needs housing (shelters, transitional housing, etc.) meeting the housing needs for special needs groups as identified in the housing element

3.2 Environmental and Infrastructure Constraints

3.2.1 Environmental Constraints

Environmental hazards affecting housing units include seismic hazards, flooding, toxic and hazardous waste, fire hazards and noise. The following hazards may impact future development of residential units in the City.

A. Seismic Hazards

The principal active faults in the region, the San Andreas fault and the San Gregorio fault, have been responsible for several moderate to large historic earthquakes and are associated with well-defined zones of active seismicity. These faults traverse Monterey County, and many areas therein are susceptible to seismic hazards including strong ground shaking, liquefaction, and earthquake-induced landslides. In addition, erosion hazards are present in the agricultural areas of the Salinas and Pajaro Valleys. Coastal erosion of dunes, cliffs, and bluffs are a serious problem in Monterey County. Coastal erosion of cliffs is concentrated along the Big Sur Coast due to very steep terrain; but there are locally severe erosion problems in the south Monterey Bay area, mainly due to highly erosive windblown sand and particularly in the incorporated and unincorporated areas around Marina, Sand City, Monterey, and Fort Ord. Potential geologic and soil hazards can be increased by inappropriate development, seismic activity and heavy rains.

G. Flooding

Potential water-related hazards in Marina include flooding, tsunamis, and sea level rise. Flood hazards include coastal inundation, flash flooding down watercourses and channels throughout the community, and sheet flooding across low lying areas adjacent to these watercourses. A tsunami is a series of ocean waves triggered by the displacement of a large volume of water after a submarine disturbance, such as an underwater earthquake or landslide. While there is no record of large or moderate tsunamis in the Marina area, the potential for tsunami damage exists, as it does in most coastal California communities. Global climate changes affecting sea level have been observed over time and if observed patterns continue, a sea level rise should be expected. Sea level rise is a long-range concern and while predictions vary, a significant rise in sea level rise could adversely affect land use, transportation and water quality in low-lying coastal areas. With the exception of essential support facilities for coastal-dependent industry, the City of Marina's Local Coastal Program (LCP) (in accordance with the California Coastal Act) restricts all structural development on the ocean-side of the dunes, within a tsunami run-up zone, or within the area subject to wave erosion.

C. Fire

Marina residents enjoy access to and views of natural open spaces. Several neighborhoods in Marina are adjacent to expansive open space resources, such as the Locke-Paddon Wetlands Community Park, the Marina State Beach, Fort Ord National Monument and the Marina Dunes Preserves. These large open space areas at the urban-wildland interface contain vegetation that provides fuel for wildfires which can threaten life and property in Marina. Fire hazards in Marina exist primarily as wildfire potential in open areas and habitat areas. The California Department of Forestry rates wildlands for fire hazards based on slope, climate, fuel loading and water availability. The grassland slopes of the Marina Planning Area are classified as having a "moderate" fire hazard rating, while the areas dominated by chaparral and/or oak woodland are considered to pose a "high" to "extreme" fire hazard. The Marina Fire Department conducts an annual weed abatement inspection program

throughout the City beginning in April through July. This program has reduced the potential for devastating wild land-fires. To enhance fire protection services, the City of Marina participates in a mutual aid agreement with all fire departments in Monterey County.

D. Noise

Excessive noise can adversely affect human health and well-being, economic productivity, and property values, especially in areas where sensitive land uses such as senior housing, schools, child care, and hospitals are located. Mobile and stationary noise sources contribute to overall noise levels, and the impacts of both must be analyzed when considering environmental effects of new development. Potentially significant sources of noise within the Marina Planning Area include vehicular traffic, airport operations, and industrial-type uses such as the wastewater treatment plant and landfill operations.

E. Radiological Hazards

Regulations which govern the storage, use, transportation and disposal of radioactive materials are administered by the Radiological Health Branch of the California Department of Health Services. Under the current City of Marina Zoning Ordinance, industrial activities which seek to locate in an "M" (Industrial) district are not permitted if such activities emit radioactivity at any point which is dangerous to human beings (Zoning Ordinance Section 17.30.040).

F. Hazardous Materials

In the City of Marina, there are two major areas of concern related to hazardous materials. One concern relates to the clean-up or remediation of identified hazardous waste sites on former Fort Ord lands, and the other concern relates to the disposal of household (and possibly other types of) hazardous waste at the regional landfill north of Marina.

The City contains one Federal Superfund site, Fort Ord, which would expose people to hazards. Fort Ord was a major U.S. Army Base and added to the Superfund: National Priorities List of Hazardous Waste Sites on February 21, 1990. While most of the former Fort Ord is now part of the Fort Ord National Monument, other areas have been converted from military to civilian land uses under the direction of FORA. While many old military buildings and infrastructure remain abandoned, others have been demolished. Hazardous and toxic waste materials and sites at the former Fort Ord consist of a wide variety of materials including: industrial chemicals, petrochemicals, domestic and industrial wastes (landfills), asbestos and lead paint in buildings, above- and underground storage tanks, and ordnance and explosives, including unexploded ordnance.

3.2.2 Infrastructure Constraints

A. Water

The Marina Coast Water District (MCWD) is the water purveyor for the City of Marina, including the former Fort Ord. MCWD provides water resources to City residents through pumping of groundwater from the Salinas Valley Groundwater Basin, which lies completely within the Salinas River Valley and consists of four distant by hydrologically-linked sub-areas. The groundwater basin is the sole source of all portable water for the City.

B. Wastewater

Wastewater collection and treatment are important components of protecting public and environmental health. The Monterey Regional Water Pollution Control Agency (MRWPCA) owns and operates a sanitary sewer system that serves a population of approximately 250,000 people in 11-member entity jurisdictions. The MRWPCA provides wastewater treatment for Marina, as well as the City of Del Rey Oaks, City of Monterey, City of Pacific Grove, City of Salinas, City of Sand City, City of Seaside, Castroville Community Services District, and the Marina Coast Water District. The Marina Coast Water District provides wastewater collection services to the area of Marina and the former Fort Ord. Wastewater collected from the City of Marina is treated at the MRWPCA's regional treatment plant located north of Marina.

3.3 Market Constraints

Non-governmental constraints are primarily market-driven and generally outside the direct control of local governments. Some impacts of non-governmental or market constraints can be offset to a minimal extent by local governmental actions, but usually the effects are very localized and have little influence on the total housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing in Marina consist of three major factors: price of land, availability of financing, and cost of construction.

The City has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are available. Regional demand and costs have a great impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions, which are not controlled by the City.

The major barrier to providing housing for all economic segments of the community concerns the nature of the housing market itself. Development costs have risen to the point where building housing affordable to all economic segments of the community is difficult to achieve in California.

3.3.1 Land and Construction Costs

The cost of land represents an ever-increasing proportion of the total housing development cost. Based on the acquisition costs of properties acquired by the former Redevelopment Agency in 2009, residential land in Marina was priced at about \$10 per square foot. Today, the value of land has most likely appreciated with the recovery of the economy. Allowing development on smaller lots has the effect of lowering land costs per unit. Section 17.20.190 of the Marina Municipal Code provides alternative regulations for small lot single-family dwellings in the R-4 zone.

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. However construction costs are set by regional and national factors that rarely impede housing development in specific localities.

Based on the Low Income Housing Tax Credit (LIHTC) application of the University Village Apartments, the average cost of construction, including land, for the 108-unit affordable housing project was \$273,000 per unit.

3.3.2 Availability of Home Financing

The availability of financing can affect a person's ability to purchase or improve a home, the therefore influence the demand and improvement of ownership housing. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with federal government assistance. Locally assisted mortgages (such as first-time homebuyer programs) are not subject to HMDA reporting.

Table 45 summarizes the disposition of loan applications submitted to financial institutions for home purchase, home refinance and home improvement loans within Marina in 2014. Included is information on loan applications that were originated (approved); approved but not accepted by the applicant; denied; and withdrawn by the applicant or closed for incomplete information.

It is generally recognized now that a major cause of the housing crisis was the significant relaxation of underwriting criteria on home mortgages, leading many households to purchase homes that they could not afford over the long term. Any reduction in household income due to lay-offs or reduced hours precipitated loan defaults. In the current market, lenders report that capital is available to highly qualified buyers, but the lack of both housing inventory and buyer confidence in the market continue to restrain the housing market recovery.

In 2014, a total of 107 households applied for conventional home purchase loans in the City of Marina. The overall approval rate for conventional loans was 67 percent and 14 percent of applicants were denied. A total of 32 households applied for government backed loans (e.g. FHA, VA) in 2014. The approval rate for this loan type was slightly higher than for conventional home purchase loans (69 percent). About 16 percent of applications for government backed loans were denied. The majority of all loan applications in Marina were for refinancing (63 percent). A total of 262 home refinance applications were filed by residents in the City in 2014. Approval rates for home refinancing were the lowest of all loan types at 58 percent.

Table 45: Mortgage Lending Approval Rates – Marina (2014)

Loan Type	Total Applications	Loans Originated		Approved, But Not Accepted		Applications Denied		Withdrawn or Incomplete	
Conventional	107	71	66.4%	10	9.3%	15	14.0%	11	10.3%
Government Backed	32	22	68.8%	0	0.0%	5	15.6%	5	15.6%
Home Improvement	17	10	58.8%	0	0.0%	5	29.4%	2	11.8%
Refinancing	262	152	58.0%	8	3.1%	48	18.3%	54	20.6%
Total	418	255	61.0%	18	4.3%	73	17.5%	72	17.2%

Source: Lending Patterns™2014; accessed 2016.

3.3.3 Energy Conservation

The City Building Division enforces the State Energy Efficiency Standards for Residential and Nonresidential Buildings (Government Code Title 24, Part 6) and requires Title 24 calculations during plan check. The City has adopted the California Green Building Standards Code, 2013 Edition. The City supports the elimination of contamination in older buildings (lead based paint and asbestos) during rehabilitation and code compliance inspections.

The City promotes energy audits and resident participation in energy conservation programs such as AMBAG/PG&E's Energy Watch program, and the Marina Coast Water District's Water Wise Landscape Incentive Program. Water-saving retrofits are required prior to resale of homes. The City encourages low-income homeowners or renters to apply for free energy audits and Weatherization Services through the Home Energy Assistance Program (HEAP) program of Central Coast Energy Services. Weatherization and insulation services reduce heating and cooling costs for low-income families.

The Abrams Park community continues to implement water and energy saving programs, some inspired by the residential management company's (Alliance Residential) Focus Green Initiative. Devices designated as water or energy saving are purchased and installed as replacement fixtures are needed. Additionally, PG&E has been working with residents in the Below Market and Section 8 programs to weatherize their homes at no cost to the resident or the community. Planned landscaping changes will reduce the amount of water usage in the common areas of the community, and will continue to evolve into larger cost savings while working in conjunction with MCWD. The Abram's community also participates in an appliance buy-back program where used and/or broken appliances are purchased from the community and recycled. The approved Cypress Knolls neighborhood project incorporated green building principles and solar energy devices throughout the development, although the project has not been awarded for construction.

The City disseminates information about energy conservation programs by providing informational flyers at City offices and public buildings, announcements at City Council meetings and links on the City's website. The City works closely with the Marina Coast Water District Water Conservation Coordinator. A monthly tenant's newsletter distributed to the households at the Abrams and Preston Park housing developments frequently contains energy conservation information. The City also encourages the use of emerging technologies to reduce high demands for electricity and natural gas, particularly passive solar, and where feasible other renewable energy technologies. Beginning in 2010, all new housing in subdivisions of 50 or more in California must offer solar energy as an option for homebuyers.

4. Housing Resources

This chapter of the Housing Element addresses the resources available to the City of Marina in implementing the goals, policies, and programs contained in this Housing Element, specifically regarding the potential for future residential development. Resources covered in this chapter include potential development sites, financial resources, and administrative resources.

4.1 Regional Housing Needs Allocation (RHNA)

State law requires localities demonstrate that “adequate sites” will be made available to facilitate and encourage a sufficient level of new housing production. The adequacy of sites is determined by ensuring that appropriate zoning, development standards, public services and facilities will be in place to facilitate the production of new housing [Government Code § 65583 (c)]. The required level of new housing is established by state law as a local jurisdiction’s share of the region’s projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction’s ability in providing adequate land to accommodate the RHNA. The Association of Monterey Bay Area of Governments (AMBAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

4.1.1 RHNA for 2015-2023 Housing Element

For the 2015-2023 Housing Element, the RHNA for Marina is established at 1,308 units, consisting of 315 very low income units, 205 low income units, 238 moderate income units, and 550 above moderate income units. The Housing Element must demonstrate that it has adequate sites to accommodate this RHNA. The adequacy of the City’s sites inventor in meeting this RHNA is presented later under Section 4.2, Inventory of Sites, on page 63.

4.1.2 AB 1233 RHNA Carryover Analysis

A. AB 1233 Requirement

AB 1233 was signed into law on October 5, 2005, and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the RHNA for the new cycle.

H. Applicability to Marina

This law affects the City of Marina’s 2015-2023 Housing Element, requiring the City to address its deficit in sites, if any, from the previous 2008-2014 Housing Element. In the previous planning period, the RHNA assigned to Marina was 1,913 units, consisting of: 427 very low income units; 322 low income units; 363 moderate income units; and 801 above moderate income units. The 2008-2014 Housing Element identified a shortfall in sites for 532 units, consisting of 296 very low income units, 180 low income units, and 56 moderate income units. Specifically, Program 1.1 of the 2008-2014 Housing Element committed the City to completing the planning and rezoning of the

Downtown Specific Plan (DSP). As part of the DSP adoption, ensure that at least 27 acres within the DSP area at 20 units per acre to accommodate this RHNA shortfall.

Due to lack of funding and a dampened housing market, the City did not complete the DSP. Therefore, the City may have potentially incurred a carryover of RHNA under AB 1233. The potential AB 1233 carryover penalty will be equal to the portion of RHNA not accommodated either through actual housing production or land made available for residential development within each income category. Upon further review, however, while the City did not complete the DSP, base General Plan and Zoning for the Downtown properties already allow residential development. The majority of the properties within the DSP are zoned C-1, C-2, C-R, and R-4, which permit or conditionally permit stand-alone and residential mixed use development (see Table 46).

Table 46: Residential Uses Permitted in Downtown Area

	C-1	C-2	C-R	R-4
Multi-Family (≤ 25 du/ac)	C	C	C	P
Multi-Family (≥ 25 du/ac)	--	--	C	C
Residential Mixed Use	C	C	C	--

P = Permitted; C = Conditionally Permitted; -- = Not Permitted

The R-4 zoning has a minimum density of 15 units per acre and a maximum density of 25 units per acre, 35 units per acre with conditionally permitted use, and 43 units/bedrooms for boarding houses, SROs and affordable senior housing. For sites zoned C-1, the density allows up to 25 units per acre, in accordance with Section 17.22.120, Development Standards-Mixed Use developments. The maximum density for sites zoned R-1 is 4 units per acre and in C-2, 8 units per acre. For C-R properties, a density range of 25 to 35 units per acre is provided.

As part of this 2015-2023 Housing Element update, a detailed sites inventory for the Downtown area is included, focusing primarily on vacant and underutilized sites with residential or mixed use development potential. These sites are presented in details later but summarized in Table 47. Based on this updated analysis, the City of Marina has not incurred a carryover RHNA from the previous Housing Element period for not adopting the DSP. Between sites available and units constructed, the City provided adequate capacity for its lower income and above moderate income units for RHNA. While there was a small shortfall in moderate income units, the surplus capacity in lower income units more than compensated for the six-unit shortfall.

Table 47: Calculation of RHNA Surplus/(Shortfall) from 2008-2014 Housing Element

	Very Low	Low	Moderate	Above Moderate	Total
RHNA for 2008-2014 Housing Element	427	322	363	801	1,913
Available Sites Included in 2008-2014 Housing Element					
Central Marina (Excluding Downtown) ¹					
R-1	0	0	0	26	26
R-4	28	28	0	0	56
C-1	40	40	0	0	80
C-2	0	0	0	53	53
Monterey- Salinas Transit Station	12	3	2	48	65
Marina Station ²	27	32	23	243	325
Former Fort Ord					
Marina Heights ³	[93] ³	[93] ³	12	396	594
The Dunes	74	87	75	623	859
Cypress Knolls	43	50	50	484	624
CSUMB – North Campus Housing	0	0	175	317	492
Available Sites Not Included in 2008-2014 Housing Element⁴					
Downtown					
C-1	160	160	0	0	320
C-2	0	0	0	15	15
C-R	64	64	0	0	128
R-1	0	0	0	4	4
R-4	6	6	0	0	12
Units Constructed/Approved Not Included in 2008-2014 Housing Element					
CHISPA Senior Housing	23	24	0	0	47
Interim Inc. Rockrose Gardens	21	0	0	0	21
Total Capacity	498	494	337	2,209	3,721
RHNA Surplus/(Shortfall)	71	172	(26)	1,408	1,808

Notes:

1. In the 2008-2014 Housing Element, the sites inventory did not utilize the 20 du/ac State default density for lower income housing and assumed residential uses in commercial zones can only facilitate above moderate income housing. The Element further assumed only 40 percent of the site capacity to be available during the planning period. The standards applied were stricter than State law. This table updated the capacity estimates based on default density and vacant and underutilized sites are available anytime. However, instead of using maximum densities to estimate development potential as in the 2008-2014 Housing Element, this table uses minimum densities to provide a conservative estimate on potential yield.
2. Marina Station offers a capacity of 1,360 units. However, the 2008-2014 Housing Element assumes only 40 percent may be developed during the planning period.
3. Marina Heights has an inclusionary requirement of 186 units, which the developer proposes to fulfill by purchasing affordability covenants on Abrams Park (132 units) and Preston Park (54 units). However, because the exact timing and nature of this transaction cannot be established at this time, these units may not qualify for RHNA credits and therefore, are not included in the unit totals for lower income categories.
4. See sites summary for Downtown Area in Table 48 and Appendix C.

4.2 Inventory of Sites

The assessment of available land was made from a careful review of the Community and Land Use Element of the General Plan, Zoning Ordinance, and Specific Plans. The following tables summarize the potential for committed housing development in each of Marina's four major geographic areas:

- Downtown Marina
- Central Marina, which consists of much of the existing developed area of Marina exclusive of Marina Station and former Fort Ord
- Marina Station, formerly referred to as the incorporated portion of Armstrong Ranch
- Former Fort Ord property in the southern portion of Marina

4.2.1 Downtown Marina

Vacant and underutilized properties are identified within the area previously proposed for the DSP. Without the DSP, existing zoning on these properties allow about 480 units on sites zoned for C-1, C-2, C-R, or R-4, using the minimum densities to estimate potential yield on these sites. A detailed sites inventory is contained in Appendix C.

Table 48: Development Potential on Vacant and Underutilized Sites within Downtown Marina

Zoning	Max. Density	Minimum Density	Number of Parcels	Total Acres	Potential based on Min. Density
C-1	25 du/ac	20 du/ac	10	16.15	320
C-2	8 du/ac	--	2	2.05	15
C-R	35 du/ac	20 du/ac	8	6.54	128
R-1	4 du/ac	4 du/ac	1	1.17	4
R-4	25 du/ac	15 du/ac	4	0.84	12
Total			25	26.75	479

4.2.2 Central Marina

Established residential neighborhoods to the north and south of Downtown Marina have limited land available with development potential for new housing. However, some infill sites in these areas have been identified with the potential for residential development (Table 49). All of these sites were included in the 2008-2014 Housing Element and remain available today as little housing development activities occurred due to the market conditions. All of these sites are served with adequate infrastructure. Non-vacant parcels were characterized as underutilized if: site coverage of buildings was estimated at 40 percent or less, land dedicated to parking appears in excess of the need, the current use is much less than the General Plan/Zoning Ordinance allows (for example one housing unit on a parcel zoned for multi-family), building configuration for the use might be considered functionally obsolescent, and/or obvious opportunities for consolidation with adjacent vacant and/or underutilized parcels. A detailed inventory is included in Appendix C.

Table 49: Development Potential on Vacant and Underutilized Sites within Central Marina

Zoning	Max. Density	Minimum Density	Number of Parcels	Total Acres	Potential based on Min. Density
C-1	25 du/ac	20 du/ac	5	4.13	80
C-2	8 du/ac	--	3	6.87	53
R-1	4 du/ac	4 du/ac	15	5.92	26
R-4	35 du/ac	15 du/ac	7	3.93	56
Total			30	20.85	215

4.2.3 Monterey-Salinas Transit (MST) Station

A Specific Plan for the Monterey-Salinas Transit (MST) mixed use project was adopted by the City Council in October 2006. The Specific Plan states 55 to 65 units will be included in a mixed use project on the 3.3-acre property at the corner of Reservation Road and DeForest Road. The plan calls for a mix of housing units – studios, one, two and three bedroom units with 25 percent affordable. A minimum of 30 percent of the first 30 units will be affordable to low income households; 20 percent of the units above 30 units must be affordable according to the City’s inclusionary housing standards: six percent very low income, seven percent low income and seven percent moderate income. MST is actively soliciting development proposals for the site.

4.2.4 Marina Station

Armstrong Ranch is a 2,000-acre single-owned property immediately adjoining and to the north of developed portions of the City. A portion of it lies within the City’s municipal boundary (320 acres) and the remaining greater part lies within the City’s Sphere of Influence but north of the City’s Urban Growth Boundary. The 320 acres of land within the current City boundaries is known as “Marina Station” and a Specific Plan was adopted in March 2008.

Marina Station is designed according to neo-traditional planning principles of walkability, sustainability, mixed use and a range of housing types. The plan accommodates the proximity of the Marina Municipal Airport which constrains residential and other uses on the eastern portion of the area. The Specific Plan Land Use Map in Figure 6 shows the areas designated for residential, parks, commercial-residential, and industrial uses. Table 50 describes the zoning, total number of units and units per gross or net acre in the Marina Station Specific Plan area. There are six types of housing units accommodated within three zones: villas and large homes in the Neighborhood Edge Zone; apartments, row homes and town homes in the Neighborhood Center Zone; and villas, large homes, small homes, cottages, row homes, town homes, and arboleda lane homes (small lot single-family homes with entry access from a narrow lane) in the Neighborhood General Zone.

The Development Agreement recorded for the project specifies 30 percent of the units are to be below market housing. An Affordable Housing Agreement fulfilling the requirements of the Inclusionary Housing Ordinance, Chapter 17.45 of the Zoning Ordinance, will be approved by the City Council prior to submission of a final map. Table 51 summarizes the potential units by type and affordability level.

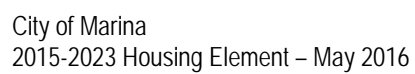


Table 50: Residential Development in Marina Station

Land Use	Estimated Units Allowed	Gross Acres	Approx. Units per Gross Acre	Net Acres	Approx. Units per Net Acre
Neighborhood Edge (NE) (127 single family units + 20 carriage units)	157	47	3.3	31	5.1
Neighborhood General (NG) (702 single family units + 62 carriage units)	764	132	5.5	81	9.0
Neighborhood Center (NC) ¹ (48 single family units + 391 apartments)	439	26.5	16.6	17.5	25.1
Total² (887 single family units + 473 apartments)	1,360	205.5	6.6	129.5	10.5

Notes:

1. The NC Zone also allows up to 60,000 square feet of retail space.

2. The actual number of units may vary.

Source: Specific Plan approved March 2008.

Table 51: Potential Units by Type and Affordability

Housing Type	Total
Small Single Family Dwelling- Market	887
Small Single Family Attached – Market	201
Single Family Attached – Moderate Income	35
Apartments – Very Low	82
Apartments – Low	95
Apartments – Moderate	60
Total	1,360

4.2.5 South Marina – Fort Ord

Redevelopment of the former Fort Ord property within the City of Marina is governed by the Fort Ord Base Reuse Plan of 1996. The Plan provides for residential development in four geographic areas: Marina Heights; Cypress Knolls; The Dunes (originally known as University Villages), and California State University-Monterey Bay. Rehabilitation of former Army housing was not economically feasible due to severely dilapidated conditions.

During the 2000-2007 Housing Element period, the City Council approved Specific Plans for Marina Heights and The Dunes and a tentative map for Cypress Knolls. Table 52 describes each project's acreage by zoning and housing type and the number of planned new units. The locations of the residential and mixed-use sites are shown in the land use maps of the Specific Plan for Marina Heights (Figure 7), Specific Plan for The Dunes (Figure 8), and Tentative Map for Cypress Knolls (Figure 9).

Table 52: South Marina (Former Fort Ord) – Residential Development Commitments

Project Planning Area	Acreage	Average Density ¹ (units per acre)	Zoning District	Housing Type	Number of Planned New Units
Marina Heights	4	26	Villages Homes	Multi-family Residential	102
	186	5	R-1 and Village Homes	Single-family Residential	948
Cypress Knolls	127.7	4.93	R-1	Single-family Residential—Age Restricted	630
	8.33	17.05	R-4	Multi-family Residential	142
	3.9	7		Senior Assisted Living	60
The Dunes (formerly University Villages)	13.5	20	Multiple Use	Multi-family Residential	271
	119	8	University Villages Residential	Single-family Residential	614
				Duplex	352
CSUMB	54.5	6	Undetermined	Single-family Residential	317
	8.5	20		Multi-family Residential	175
Total					3,511

The Dunes is committed to 20 percent very low to moderate income housing and an additional five percent for workforce. Cypress Knolls is committed to 20 percent very low to moderate income housing and an additional ten percent for “bridge”/workforce income levels. Marina Heights is committed to 342 affordable units, of which 186 are provided as part of the rehabilitated units in Abrams Park and Preston Park, and the remaining 156 onsite within the Marina Heights project. Due to the strict requirements under State law for using existing units to fulfill the RHNA, the 186 units in Abrams Park and Preston Park will most likely not qualify for RHNA credits.

The entitlement approvals of these projects included benchmarks for development schedules for each type of housing. Due to changing conditions in the housing and financial markets, construction schedules have been constantly adjusting. With years of inactivity, the City is beginning to see revived momentum for development. Table 53 summarizes the remaining capacity in these areas.

Figure 7: Marina Heights Specific Plan



Figure 8: The Dunes Specific Plan

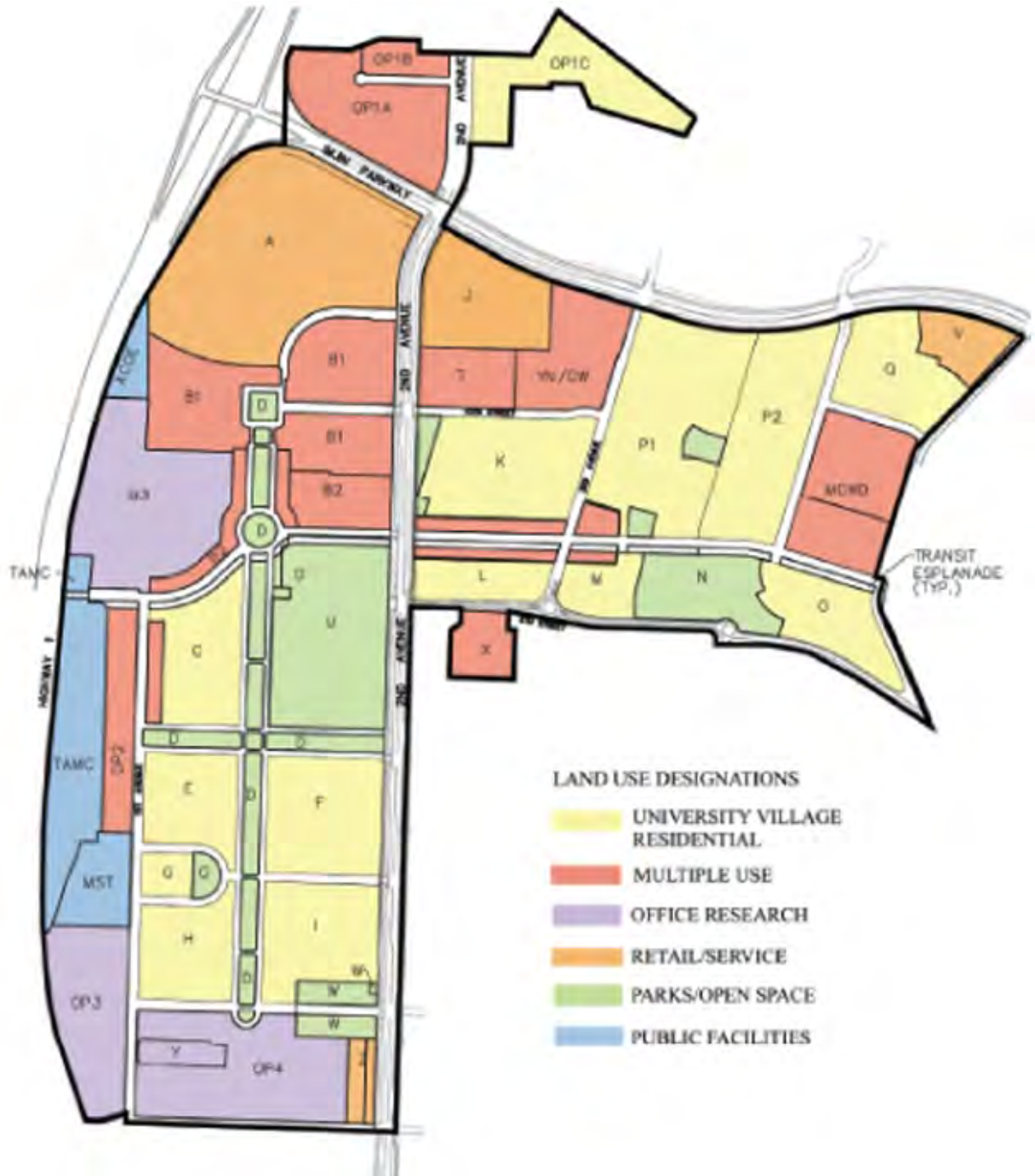


Figure 9: Cypress Knolls Tentative Map

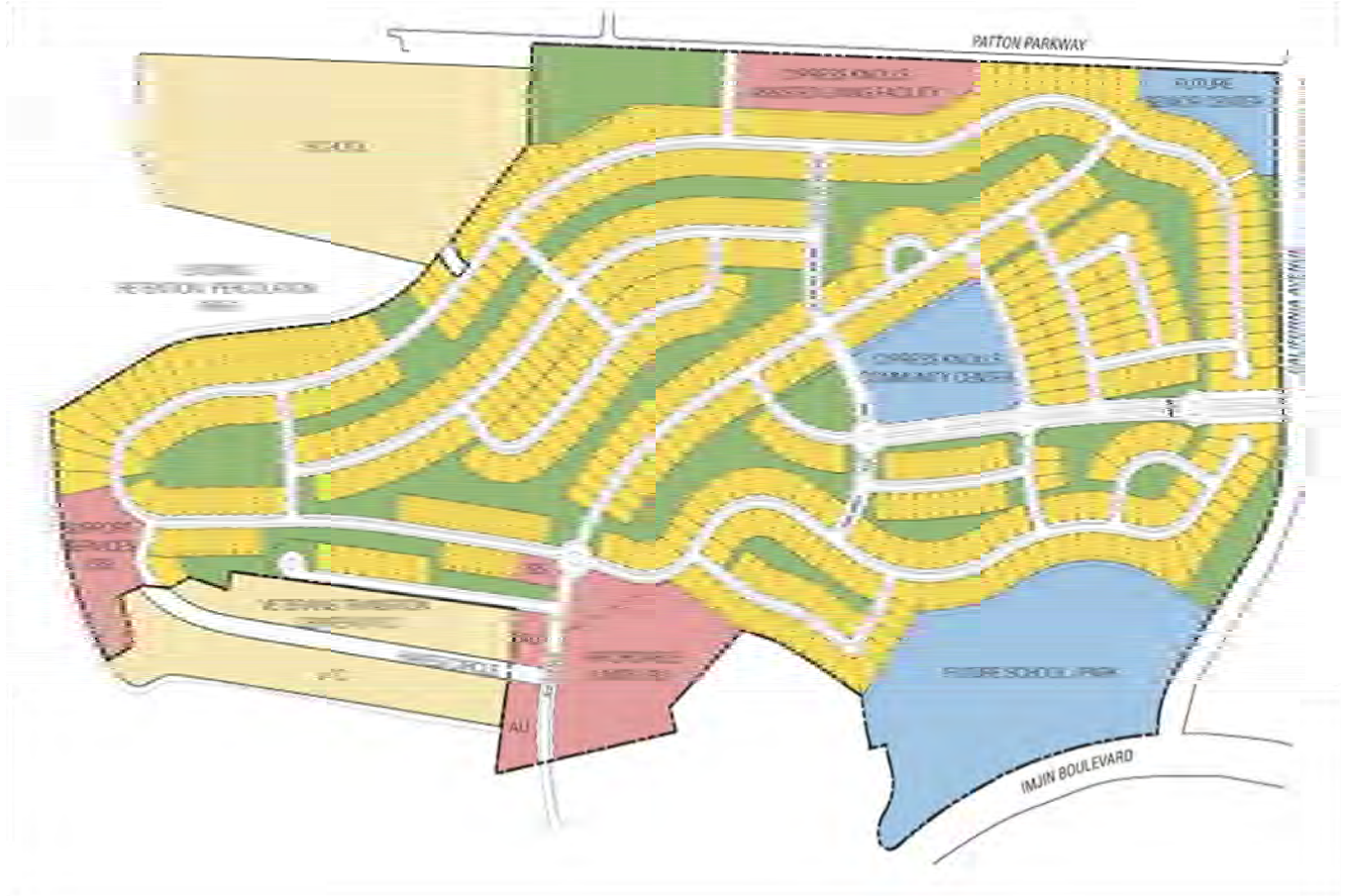


Table 53: South Marina (Former Ford Ord) – Remaining Residential Development Capacity

	Total	Units Developed	Remaining Capacity For 2015-2023
Marina Heights			
Small Single Family – market	416	0	416
Large Single Family – market	339	0	339
Estates – market	85	0	85
Small Single Family - workforce	108	0	108
Single Family attached - workforce	51	0	51
Single Family attached – moderate	51	0	51
Total	1,050	0	1,050
Cypress Knolls			
Large Single Family – market	498	0	498
Single Family Attached – market	1	0	1
Single Family Attached – workforce	71	0	71
Single Family Attached – moderate	48	0	48
Apartments – very low	43	0	43
Apartments – low	50	0	50
Total	711	0	711
The Dunes			
Small Single Family – market	389	131	487
Large Single Family – market	229		
Single Family Attached – market	309	0	309
Single Family Attached- workforce	62	0	62
Single Family Attached- low	53	0	53
Single Family Attached – moderate	87	0	87
Apartments – very low	74	74	0
Apartments – low	34	34	0
Total	1,237	239	998
CSUMB			
Single-Family	317	0	317
Multi-Family	175	176	0
Total	492	176	317
Total Units – South Marina/Former Fort Ord	3,490	415	3076

4.2.6 Summary of Development Capacity for RHNA

The RHNA for the 2015-2023 Housing Element is established at 1,308 units for the City of Marina, with the following income distribution: 315 very low income units; 205 low income units; 238 moderate income units; and 550 above moderate income units. Table 54 summarizes the remaining capacity available in the four areas of focus. As shown, the City has adequate capacity to accommodate its RHNA for the 2015-2023 Housing Element for all income categories.

Table 54: Summary of Sites Inventory for 2015-2023 Housing Element

	Very Low	Low	Moderate	Above Moderate	Total
RHNA for 2015-2023 Housing Element	315	205	238	550	1,308
Available Sites					
Downtown					
C-1	160	160	0	0	320
C-2	0	0	0	15	15
C-R	64	64	0	0	128
R-1	0	0	0	4	4
R-4	6	6	0	0	12
Central Marina (Excluding Downtown)					
R-1	0	0	0	26	26
R-4	28	28	0	0	56
C-1	40	40	0	0	80
C-2	0	0	0	53	53
Monterey- Salinas Transit Station	12	3	2	48	65
Marina Station	82	95	95	1,088	1,360
Former Fort Ord					
Marina Heights ¹	[93] ³	[93] ³	51	999	1,050
The Dunes	0	53	87	858	859
Cypress Knolls	43	50	48	570	711
CSUMB – North Campus Housing	0	0	0	317	317
Total Capacity	435	499	283	3,978	5,056
RHNA Surplus/(Shortfall)	120	294	45	3,428	3,748

1. Marina Heights has an inclusionary requirement of 186 units, which the developer proposes to fulfill by purchasing affordability covenants on Abrams Park (132 units) and Preston Park (54 units). However, because the exact timing and nature of this transaction cannot be established at this time, these units may not qualify for RHNA credits and therefore, are not included in the unit totals for lower income categories.

4.2.7 Environmental Constraints

Within Marina Station and the south Marina/former Fort Ord areas, there are no known environmental constraints to developing the identified sites. Environmental Impact Reports were certified for the Specific Plans for Marina Station, Marina Heights and University Villages/The Dunes and the Tentative Map of Cypress Knolls. The EIRs identified potential impacts and mitigations and the City Council approved Mitigation Monitoring and Reporting Programs for each project. Downtown and Central Marina are already developed area and there are no environmental constraints anticipated on the housing sites that would preclude development or redevelopment in the future.

4.2.8 Infrastructure

Water delivery systems and sewer treatment capacity is available within the planning period for the identified sites. The City Council adopted a Capital Improvements Program, with periodic updating, designed to ensure that adequate public improvements are available to support the new development in a timely manner.

Water Supply Assessments for each major project were approved by the City Council and the Board of the Marina Coast Water District to confirm a sufficient supply of water for the project in conformance with the requirements of State Water Code Section 10910 and State Government Code Section 77473.7.

The Marina Coast Water District is aware of priority water and sewer services procedures for developments with units affordable to lower income households, in accordance with State Government Code Section 65589.7.

4.3 Financial Resources

With the dissolution of the Redevelopment Agency in 2012, the City lost its most significant financial resource for affordable housing development. As a small community, the City does not qualify as an entitlement jurisdiction to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds directly from HUD. The City periodically applies for the State CDBG and HOME funds through a competitive process to support a variety of housing and community development activities. Most recently, the City utilized HOME funds to assist the development of two affordable housing projects – the 108-unit University Villages and 21-unit Rockrose Gardens.

Low Income Housing Tax Credits (LIHTC) is the most significant affordable housing funding program today, nationwide. However, the LIHTC is a highly competitive program and projects with high levels of funding leverage from other sources would compete well in the program. Without adequate local funds as leverage, CHISPA was unsuccessful in its application for LIHTC for the 47-unit affordable project adjacent to the Marina Station.

4.4 Administrative Resources

Three non-profit housing organizations in Monterey County have the experience and resources to assist at-risk units or to develop new affordable housing: South County Housing, Mid-Peninsula Housing Coalition and Community Housing (CHISPA). Alliance Residential Company is a private corporation also with demonstrated experience in affordable housing management in Marina. The City of Marina has maintained a good working relationship with all four entities for many years and expects to continue to collaborate on affordable housing projects and programs. The State Department of Housing and Community Development maintains a roster of entities with the legal and managerial capacity to acquire and manage at-risk projects which is available on their website.

5. Goals, Policies, and Programs

This chapter describes housing goals, policies, and programs for the City of Marina. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City's action plan and constitute the City's local housing strategy.

Section 65583(b) of the State Government Code describes the requirements for the City's housing programs in the following areas:

- Provide adequate sites
- Assist in the development of adequate housing to meet the needs of extremely low, very low, low and moderate income households
- Address governmental constraints
- Conserve and improve the condition of the existing affordable housing stock
- Promote equal housing opportunities
- Preserve units at-risk

5.1 Planning Frameworks

5.1.1 Coordination with Reuse of Former Fort Ord Lands

The policies contained herein have evolved over the course of three previous Housing Elements, and the response to the closing of Fort Ord. The Base Reuse Plan for Fort Ord established the framework for reuse of housing and property. The City of Marina's General Plan and project specific plans implement the goals of the Base Reuse Plan.

5.1.2 General Plan Provisions to Support Housing Element Goals

In addition to the inclusionary housing requirement, other key housing provisions of Marina's 2006 General Plan provided the direction and framework for the Marina Housing Element update. One of the principal goals and prevailing theme of Marina's General Plan is the attainment of a jobs-housing balance through economic development that generates substantial high quality jobs and through establishment of a jobs-housing phasing program. Other key General Plan provisions call for construction of a diverse mix of housing types to accommodate a broad range of life-styles and income levels, especially with respect to matching the needs of the City's current and projected future workforce (General Plan Policies 2.17 and 2.28).

5.2 Goals and Policies

5.2.1 Housing Element Goals

The follow housing goals are implemented through a number of housing policies:

- Ensure the provision of adequate sites for a range of housing types to ensure housing is available for a range of needs

- Assist in the development of adequate housing to meet the needs of extremely low, very low, low and moderate income households
- Address governmental constraints to the construction and preservation of housing where feasible
- Conserve and improve the condition of the existing affordable housing stock
- Promote equal housing opportunities to address a range of community needs

5.2.2 Housing Policies

The policies for the 2015-2023 are carried forward and modified from the 2008-2014 Housing Element:

1. Ensure that adequate vacant land or property suitable for residential development or redevelopment is available to meet the City's construction need as adopted by the Association of Monterey Bay Area Governments (AMBAG) in the Regional Housing Needs Plan 2014–2023 for Monterey and Santa Cruz Counties of June 11, 2014.
2. Facilitate and encourage a variety of housing options to accommodate the City's share of Regional Housing Needs Allocation (RHNA).
3. Ensure that City site improvement standards, development review procedures, and development fees do not serve to unduly constrain the development, conservation, and rehabilitation of housing.
4. Pursue and monitor funding sources at the federal, state or local levels, particularly those sources that facilitate nonprofit acquisition of housing, which may become available for the preservation of at-risk projects, rehabilitation of existing housing, and construction of new affordable housing.
5. Continue to encourage the conservation of existing dwelling units throughout the City.
6. Support and initiate, where feasible, public and private energy conservation programs that would reduce the energy needs and costs of housing in Marina.
7. Support efforts to minimize and prevent housing discrimination in compliance with state law on the basis of race, color, sex, sexual orientation, religion, age, marital status, children (i.e., families with children), or disability.
8. Provide opportunity for and encourage the development of adequate housing for the City's special needs groups including the elderly, disabled (including those with developmental disabilities), large households, female-headed families, farmworkers, and those in need of emergency shelter.
9. Seek to ensure the availability of an adequate water supply to serve the long-term housing needs of the City.
10. Minimize greenhouse gas emissions.

5.3 Housing Programs

Policies and programs from the 20080-2014 Housing Element have been incorporated herein. As a result of the analysis of effectiveness in Appendix B, they have been updated, modified, or deleted as necessary to reflect accomplished programs, existing and projected needs, constraints, and available resources. Monitoring of program accomplishments will be conducted periodically primarily through the annual General Plan review process and reported to the City Council.

Policy 1: Ensure that adequate vacant land or property suitable for residential development or redevelopment is available to meet the City’s construction need as adopted by the Association of Monterey Bay Area Governments (AMBAG) in the Regional Housing Needs Plan 2014–2023 for Monterey and Santa Cruz Counties of June 11, 2014.

Program 1.1: Provide Adequate Sites for RHNA

For the 2015-2023 Housing Element planning period, the City of Marina has been assigned a Regional Housing Needs Allocation (RHNA) of 1,308 units, with the following income distribution: 315 very low income units; 205 low income units; 238 moderate income units; and 550 above moderate income units. The City’s land use policies, as guided by its General Plan, Zoning Ordinance, and Specific Plans, offer adequate capacity to accommodate the RHNA. The City will continue to monitor the progress in implementing the various specific plans and development within the Central and Downtown Marina areas to ensure adequate capacity is available throughout the planning period.

Timeline and Objectives:	<ul style="list-style-type: none"> Annually update the City’s progress in implementing the various specific plans and monitor the sites inventory to ensure adequate capacity is available for its RHNA. Assist developers in identifying vacant and underutilized properties in the Central and Downtown Marina areas for residential and mixed use development.
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Program 1.2: Mixed Use/Increased Density – MST Site

A minimum of 55 units are anticipated to be constructed as part of the mixed-use component of the Monterey-Salinas Transit (MST) property adjacent to the Marina Transit Exchange. A minimum of 30 percent of the first 30 units shall be affordable to low income households earning no more than 80 percent of the County Area Median Income (AMI), plus 20 percent of the units above 30 will be affordable at the levels specified in the City’s inclusionary housing ordinance.

Timeline and Objectives:	<ul style="list-style-type: none"> Achieve 55 units, including 15 low and moderate income units
Responsible Agencies:	Community Development/Planning Services Division; Monterey-Salinas Transit
Funding Sources:	Departmental Budget

Program 1.3: Mixed Use/Increased Density – Monitoring Housing Production

The City will develop a monitoring program to track the development of mixed use residential units in relation to the RHNA: for example in the Specific Plan areas of The Dunes, Marina Station, and Downtown. While the locations and number of units in mixed use projects are firmly established in the Specific Plans of The Dunes and Marina Station projects and committed in Development and Disposition Agreements, the location and development of mixed use projects in other areas are subject to changes in development trends and market conditions. The City will monitor the progress of development in the Downtown/central Marina area, and evaluate whether other incentives are needed to facilitate housing production sufficient to meet the RHNA goals.

Timeline and Objectives:	▪ Develop monitoring program by 2018.
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Program 1.4: Encourage Lot Consolidation to Facilitate Housing Development

In 2010, the City developed a formal application process for parcel mergers to encourage and facilitate parcel consolidation to accommodate the development of housing.

Timeline and Objectives:	<ul style="list-style-type: none">▪ Continue to promote lot consolidation by posting requirements/application form on City website.▪ Assist developers in identifying opportunities for lot consolidation.
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Policy 2: Facilitate and encourage a variety of housing options to accommodate the City's share of Regional Housing Needs Allocation (RHNA).

Program 2.1: Density Bonus

The City will continue to provide density bonuses for projects providing affordable units in accordance with State law. Where a housing project seeks a higher density pursuant to the State Density Bonus Law, the affordable housing requirements of Government Code Section 65915 as well as the City's inclusionary housing requirement shall be applied to that project in the aggregate.

Timeline and Objectives:	▪ Amend, by the end of 2017, the City's Density Bonus provisions to be consistent with recent changes to State Density Bonus Law.
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Program 2.2: Affordable Housing Development

The City will facilitate the development of affordable housing through the following:

- Work with interested developers to identify appropriate sites for affordable housing.
- Work with or assist nonprofit developers to pursue affordable housing funds available at local, state, and federal levels to implement the goals and policies of this Housing Element.
- Consider reduced, deferred, or waived City planning and processing fees for affordable housing, especially projects that including housing for extremely low income households, seniors, and the disabled.
- Provide priority processing for affordable housing projects and offer pre-application consultation.

Timeline and Objectives:	<ul style="list-style-type: none"> ▪ Annually meet with housing developers to discuss opportunities for affordable housing development. ▪ Annually evaluate the effectiveness of tools and incentives available to facilitate affordable housing.
Responsible Agencies:	Community Development/Planning Services Division; City Manager's Office/Housing
Funding Sources:	Departmental Budget

Program 2.3: Inclusionary Housing Requirements

All new development or redevelopment of 20 or more residential units and all existing housing in Marina's former Fort Ord occupied as of July 1, 2003 is required to provide at minimum a specified number of housing units affordable to specific income groups. The City of Marina General Plan (adopted December 2005) requires a 20 percent inclusionary requirement on the former Fort Ord. Specific Plans (Dunes on Monterey Bay Specific Plan and the Marina Heights Specific Plan) and the Cypress Knolls Tentative Map on the former Fort Ord also require 20 percent affordable housing. However, the Marina Municipal Code Section 17.05.030C(2) requires a 40 percent total affordable requirement on the former Fort Ord. This requirement is not consistent with the General Plan and the specific plans. The City will amend the Zoning Ordinance to change the total affordable requirement in existing housing in Marina's former Fort Ord, occupied as of July 1, 2003, to 20 percent (see Table 55)

Table 55: Inclusionary (Affordable) Housing Requirements - Proposed Revision to Municipal Code

Planning Area	Percent of Required Affordable Housing by Income Category				Total Affordable Requirement (Percentage of Total Units)
	Very Low (≤ 50% AMI)	Low (50 – 80% AMI)	Moderate (80- 120% AMI)	Below-Market Rate (120 – 150% AMI)	
Citywide: New or Rehabilitated Housing	6 Percent	7 Percent	7 Percent	10 Percent Voluntary, incentive based	20+
Former Fort Ord: Existing Occupied Housing as of 7/1/2003	6 Percent	7 Percent	7 Percent	0	20

Timeline and Objectives:	<ul style="list-style-type: none"> Amend the Zoning Ordinance, by the end of 2017, to change the total affordable requirement in existing housing in Marina's former Fort Ord, occupied as of July 1, 2003, to 20 percent.
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Program 2.4: Rezone Additional Land for Mobile Home Park

Mobile homes represent an important resource for affordable housing. The City may consider rezoning additional land for use and development of a new mobile home park.

Timeline and Objectives:	<ul style="list-style-type: none"> Evaluate, every two years, the need and market conditions for additional mobile home parks.
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Program 2.5: Preferential Housing for Marina Workers and Residents

The City will continue to monitor ongoing administration of Below Market Rate (BMR) housing to ensure 30 percent of units for sale or rent are made available according to the priority preference categories established in the "BMR Administrative Policies and Procedures" adopted by the City Council on January 8, 2008 and as amended.

Timeline and Objectives:	<ul style="list-style-type: none"> Ongoing monitoring and annually report to the City Council regarding the status of BMR units.
Responsible Agencies:	City Manager's Office/Housing
Funding Sources:	Departmental Budget

Policy 3: Ensure that City site improvement standards, development review procedures, and development fees do not form an unduly constrain the development, conservation, and rehabilitation of housing.

Program 3.1: Improvement Standards Review

The City will review Zoning Ordinance, site improvement standards and development procedures to ensure that standards and procedures do not unnecessarily constrain the development, conservation, and rehabilitation of affordable housing.

Timeline and Objectives:	<ul style="list-style-type: none"> Review improvement standards every three years.
Responsible Agencies:	Community Development/Planning Service Division
Funding Sources:	Departmental Budget

Program 3.2: Zoning Ordinance Amendments

In 2011, the City amended the Zoning Ordinance to address a variety of housing-related requirements. Additional cleanup efforts are identified as part of this Housing Element update. These include:

- **Transitional and Supportive housing:** Amend the Zoning Ordinance to incorporate the provision of transitional and supportive housing in C-1 and C-2 zones where residential/mixed use residential developments are also conditionally permitted.
- **Employee Housing:** Amend the Zoning Ordinance to comply with the State Employee Housing Act, which requires farmworker housing up to 36 beds or 12 units to be treated as an agricultural use, and employee housing for six or fewer employees to be treated as a residential use.
- **Density Bonus Replacement Requirement and Extended Affordability Covenants:** Amend the Zoning Ordinance to reflect AB 2222 replacement housing requirement and extended affordability covenants for density bonus projects.

Timeline and Objectives:	▪ Amend the Zoning Ordinance to address the provision of transitional housing, supportive housing, and employee housing within one year of Housing Element adoption.
Responsible Agencies:	Community Development/Planning Service Division
Funding Sources:	Departmental Budget

Policy 4: Pursue and monitor funding sources at the federal, state or local levels, particularly those sources that facilitate nonprofit acquisition of housing, which may become available for the preservation of at-risk projects, rehabilitation of existing housing, and construction of new affordable housing.

Program 4.1: Affordable Housing Resources

With the dissolution of the Redevelopment Agency, the City lacks a steady source of revenue to support affordable housing development and provide assistance to lower and moderate income households. The City will actively pursue affordable housing resources available at the local, state, and federal levels to expand affordable housing opportunities in the City for a variety of activities, including but not limited to:

- New construction
- Acquisition/rehabilitation
- First-time homebuyer assistance
- Rehabilitation assistance

Specifically, the City will pursue opportunities that benefit those with special housing needs, including the extremely low income, elderly, disabled (including developmental disabilities), and families with children. The City will encourage the development of affordable family housing to include child care facilities on site.

Timeline and Objectives:	<ul style="list-style-type: none"> Annually explore funding opportunities available at local, state, and federal levels and pursue funding as appropriate.
Responsible Agencies:	City Manager's Office/Housing
Funding Sources:	Departmental Budget

Policy 5: Continue to encourage the conservation of existing dwelling units throughout the City.

Program 5.1: Property Inspection/Code Enforcement

The City will continue use of the Property Inspection Program and code enforcement authority of the Building Division to identify nuisance structures upon property sale or transfer and require abatement prior to completion of the sale or transfer, contingent upon availability of adequate staff.

Timeline and Objectives:	<ul style="list-style-type: none"> Ongoing implementation.
Responsible Agencies:	Community Development/Building Division
Funding Sources:	Departmental Budget

Program 5.2: Conservation of Existing Affordable Housing

The City has an inventory of 476 housing units that are deed restricted as affordable housing, although none is considered to be at risk of converting to market-rate housing within the next ten years. The City will work to conserve its existing affordable housing inventory.

Timeline and Objectives:	<ul style="list-style-type: none"> Annually monitor the affordable units by contacting property owners regarding their intent to maintain the units as affordable housing. When a Notice of Intent to convert from low income housing to market-rate housing is received (typically one year in advance of conversion), work with property owners to ensure that the tenants are properly noticed and provided information on potential resources for assistance, and any application displacement and relocation requirements are complied with On an ongoing basis, work with nonprofit housing providers to pursue funding to preserve and improve existing affordable housing.
Responsible Agencies:	City Manager's Office/Housing
Funding Sources:	Departmental Budget

Policy 6: Support and initiate, where feasible, public and private energy conservation programs that would reduce the energy needs and costs of housing in Marina.

Program 6.1: Energy Conservation

The City will assist homeowners and renters in securing energy audits through local utility companies and programs such as those offered by the Association of Monterey Bay Area Governments (AMBAG).

Timeline and Objectives:	<ul style="list-style-type: none">▪ Continue to provide informational flyers available at City offices, public buildings, and special events; making announcements at City Council meetings, links to the City's website and facilitating articles in local newspapers to advertise funding sources for making changes that include energy conservation fixtures and devices.▪ Annually update information on available resources for energy conservation improvements.
Responsible Agencies:	Community Development/Planning Services Division and Building Division
Funding Sources:	Departmental Budget

Policy 7: Support efforts to minimize and prevent housing discrimination in compliance with state law on the basis of race, color, sex, sexual orientation, religion, age, marital status, children (i.e., families with children), or disability.

Program 7.1: Fair Housing Outreach

The City will continue to promote equal housing opportunity by providing fair housing information on City website, City Library, Community Center, and other public locations. The City will refer inquiries for services and complaints to the appropriate agencies, including the Housing Authority of the County of Monterey; U.S. Department of Housing and Urban Development, Fair Housing and Equal Opportunity Office; State Department of Fair Employment and Housing; as well as other agencies such as the Monterey County Housing Resources Center.

Timeline and Objectives:	<ul style="list-style-type: none">▪ Provide links to fair housing resources on City website and distribute informational materials on fair housing at public locations by the end of 2016.
Responsible Agencies:	Community Development/Planning Services Division; City Manager's Office/Housing
Funding Sources:	Departmental Budget

Policy 8: Provide opportunity for and encourage the development of adequate housing for the City’s special needs groups including the elderly, disabled (including those with developmental disabilities), large households, female-headed families, farmworkers, and those in need of emergency shelter.

Program 8.1: Special Needs Housing – Removal of Constraints

The City will adopt a reasonable accommodation ordinance to assist persons with disabilities. Ongoing review of Zoning Ordinance to identify and remove any constraints and ensure that reasonable accommodations are provided in regard to ensuring housing opportunities for persons with disabilities.

Timeline and Objectives:	<ul style="list-style-type: none"> Adopt a Reasonable Accommodation Ordinance by 2017 and annually monitor the effectiveness of the ordinance in facilitating housing for persons with disabilities.
Responsible Agencies:	Community Development/Planning Services Division and Building Division
Funding Sources:	Departmental Budget

Policy 9: Seek to ensure the availability of an adequate water supply to serve the long-term housing needs of the City.

Program 9.1: Collaboration with Water Resources Agencies

The City will continue to work with the Marina Coast Water District, Fort Ord Reuse Authority and other appropriate agencies to secure sufficient water resources to meet the expected needs of projected housing developments through 2023.

Timeline and Objectives:	<ul style="list-style-type: none"> Meet with various water resources agencies at least annually to discuss water resources and strategies for meeting the projected housing needs in the region.
Responsible Agencies:	City of Marina Administration; Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Policy 10: Minimize greenhouse gas emissions.

Program 10.1: Greenhouse Gas Reduction

To assist local governments, the State of California Attorney General has prepared and maintains through updates, a list of “Generally Applicable Global Warming Measures” that are known to reduce the global warming related impacts of a project. As appropriate, the City will incorporate these measures as design features of a project, to reduce project specific greenhouse gas emissions to the maximum extent feasible.

Timeline and Objectives:	<ul style="list-style-type: none"> As part of project review, encourage the incorporation of best practices to achieve greenhouse gas emissions reductions and encourage LEED or equivalent certification for all developments.
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Responsible Agencies:	Community Development/ Planning Services Division and Building Division
Funding Sources:	Departmental Budget

5.4 Quantified Objectives

The Housing Element is required to provide quantified objectives for new construction, rehabilitation, and conservation. Housing needs in Marina far exceeded the resources available to the City. The quantified objectives, as permitted under State law, are established at levels that acknowledge the limited resources available. These objectives are general estimates only. The City will work diligently to achieve or exceed these objectives.

Table 56: Quantified Objectives

	Extremely Low Income ¹ (30% AMI)	Very Low Income (50% AMI)	Low Income (80% AMI)	Moderate Income (120% AMI)	Above Moderate Income
RHNA	157	158	205	238	550
New Construction ²	50	50	100	150	400
Rehabilitation ³	20	40	40		
Conservation (include Preservation of At-Risk Housing) ⁴	238	238			

Notes:

1. State Housing Element law requires local jurisdictions establish quantified objectives to include also extremely low income households. For projected RHNA housing needs, local jurisdictions can evenly split the very low income RHNA into extremely low and low income.
2. New construction objectives are estimated at about one-third of the extremely low/very low income RHNA and 50 percent of the low and moderate income RHNA.
3. The City currently does not offer a rehabilitation program. However, this Housing Element includes future action to pursue funding to reinstate the rehabilitation assistance programs.
4. Although the City does not have any at-risk projects, the City will continue to monitor its affordable housing inventory of 238 affordable units.

Appendix A: Public Participation

A.1 Study Sessions

Study Session #1: Tuesday, March 22, 2016, City Council Chambers

Public Comments Received

Affordable Housing: The public expressed a need for affordable housing in the City of Marina. Explicit concerns regarding a sense of lack of enforcement to build affordable units in the City and considered the Housing Element process a way to show the State that the City is making space for affordable housing but there is no production requirement. Residents would like to compel developers and the City to build more affordable units.

Production of New Units: The Veteran's Transition Center commented on the effectiveness joint study session and HE presentation as it provided great insight into the Housing Element planning. VTC commented they can assist in affordable housing production, as they have a few acres of land that is set aside for permanent affordable housing. However, VTC has not been able to develop that parcel. VTC now has \$6 million from the State to develop a 70-unit affordable and permanent supportive housing development in Marina, on VTC property which is designated for this type of use. VTC hopes the City Council will continue to support said project.

Affordable and Workforce Housing: Residents commented that the development of affordable and workforce housing to be the highest concern and most important issue facing the peninsula and certainly Marina. Residents showed support to VTC's potential supportive housing development, commenting that VTC has a huge opportunity in supporting the Housing Element through the development of affordable units. Residents would like to see Marina view the VTC model to use that level of service and integration and planning for other project within the city.

Rent Control: Additional comments regarding housing opportunities in the City reflected on the need for rent control in the Marina rental market.

A.2 Outreach Materials

City of Marina

Housing Element Study Session



Join the City of Marina for a joint study session with the City Council and the Planning Commission to discuss the update of the City's Housing Element, a key component of the City's General Plan. The City invites you to participate in a discussion about housing issues in our community.

Date: Tuesday, March 22, 2016
Time: 6:30 PM – 8:00 PM
Location: City Council Chambers
211 Hillcrest Avenue
Marina, CA 93933



For questions or additional information please contact:
Taven M. Kinison Brown, Acting Planning Services Manager
tkinisonbrown@ci.marina.ca.us | (831) 884-1220



The City of Marina will provide reasonable accommodations toward the inclusion of all participants, including language accommodations. Please contact Taven M. Kinison Brown at (831) 884-1220. Ample time is required to determine the needs of each request.

Ciudad de Marina

Sesión de Estudio del Elemento de Vivienda



Únase a la Ciudad de Marina para una sesión de estudio con el Consejo Municipal y la Comisión de Planificación, para discutir la actualización del Elemento de Vivienda de la Ciudad, un componente clave del Plan General de la Ciudad. La ciudad invita su participación en una discusión sobre cuestiones de vivienda en nuestra comunidad.

Fecha: **Martes, Marzo 22, 2016**
Hora: **6:30 PM – 8:00 PM**
Lugar: **City Council Chambers**
211 Hillcrest Avenue
Marina, CA 93933



Para preguntas, o información adicional, por favor póngase en contacto con :
Taven M. Kinison Brown, Acting Planning Services Manager
tkinisonbrown@ci.marina.ca.us | (831) 884-1220



La Ciudad de Marina proveera alojamiento razonable para incluir a todos los que deseen participar. Por favor, póngase en contacto con Taven M. Kinison Brown al (831) 884-1220 Se requiere suficiente tiempo para determinar las necesidades de cada solicitud.

Table A-1: Outreach Mailing List

Agency Type	Agency	Contact	Position	Address	City	State	Zip
Affordable Housing	Sandy Shores - Interim Inc.		Program Manager	2972 Bayonet Court	Marina	CA	93933
Affordable Housing	Abrams Park		Property Management	296 Carpenter Court	Marina	CA	93933
Affordable Housing	Preston Park		Property Management	682 Wahl Ct.	Marina	CA	93933
Affordable Housing	Marina Manor		Property Management	3082 Sunset Avenue	Marina	CA	93933
Affordable Housing	Charles Apartments		Property Management	3109 Seacrest Avenue	Marina	CA	93933
Affordable Housing	Cypress Garden Apartments		Property Management	3135 Seacrest Avenue	Marina	CA	93933
Affordable Housing	University Villages Apartments		Property Management	301 9th Street	Marina	CA	93933
Affordable Housing	Charles Apartments		Property Management	2109 Seacrest Avenue	Marina	CA	93933
Affordable Housing	17th Regiment		Property Management	3048-3100 17th Regiment	Marina	CA	93933
Affordable Housing	Kwajalein Court		Property Management	3026-3044 Kwajalein Court	Marina	CA	93933
Economic Development	Marina Chamber of Commerce	Gary Wilmont	President	PO BOX 425	Marina	CA	93933
Economic Development	Central Coast Federal Credit Union	Bruce Adams	Vice President	4242 Gigling Road	Seaside	CA	93955-6300
Economic Development	Monterey County Workforce Development Board	Joyce Aldrich	WDB Agency Executive Director	730 LaGuardia Street, 2nd Floor	Salinas	CA	93905
Housing Development	Monterey County Housing, Inc. (MCHI)	John M. Rose	Executive Director	134 East Rossi Street	Salinas	CA	93901
Housing Development	CHISPA	Alfred Diaz-Infante	President/CEO	295 Main St., Suite 100	Salinas	CA	93901
Housing Development	Eden Housing	Linda Mandolini	President	22645 Grand Street	Hayward	CA	94541
Housing Services	Housing Office, CSUMB		Director	100 Campus Ctr. Bld 84-B	Seaside	CA	93955
Lender	CHASE Bank	Imelda Montez	Mortgage Banker	425 S. Main Street	Salinas	CA	93901
Lender	CHASE Bank	Catherin A. Hodges	Mortgage Banker	San Carlos @ 6th Street	Carmel	CA	93921
Lender	Wells Fargo Home Mortgage	Gabriel Lopez	Home Mortgage Consultant	50 Ragsdale Drive Suite 120	Monterey	CA	93940
Lender	Wells Fargo Home Mortgage	Ruben Marquez	Home Mortgage Consultant	450 Lincoln Avenue Suite 103	Salinas	CA	93901
Lender	Wells Fargo Home Mortgage	Teresa Barnes	Home Mortgage Consultant	26611 Carmel Center Place	Carmel	CA	93923
Lender	Bank of America	Salvador Navarro	Mortgage Loan Specialist	1010 E. Alisal St.	Salinas	CA	93905
Lender	Bank of America	Manuel Estrada	Mortgage Loan Specialist	200 E Franklin St. Ste. 200, 2nd Floor	Monterey	CA	93940
Real Estate	Mast Realty	Steve Mast		3116-B Del Monte Blvd.	Marina	CA	93933
Real Estate	Monterey County Association of REALTORS	Kevin Stone	CEO	201-A Calle Del Oaks	Del Rey Oaks	CA	93940
Real Estate	DeLuca Real Estate	Leslie DeLuca		6135 Carmel Rancho Blvd, Ste E105	Carmel	CA	93923

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Agency Type	Agency	Contact	Position	Address	City	State	Zip
Real Estate	The Jacobs Team	Joy Jacobs & Jen Jacobs Bolger		26435 Carmel Rancho Blvd.	Carmel	CA	93923
Regional Agency	Monterey Peninsula Unified School District (MPUSD)	Tom Jennings	President	P.O. Box 1031	Monterey	CA	93942-1031
Regional Agency	Association of Monterey Bay Area Governments (AMBAG)	Maura Twomey	Executive Director	P.O. Box 809	Marina	CA	93933
Regional Agency	Fort Ord Reuse Authority (FORA)	Mayor Pro-Tem Frank O'Connell	Chair	920 2nd Avenue, Suite A	Marina	CA	93933
Regional Agency	Monterey Peninsula Regional Park District	Kelly Sorenson	President	60 Garden Ct. Ste. 325	Monterey	CA	93940
Regional Agency	Marina Coast Water District	Howard Gustafson	President	11 Reservation Rd.	Marina	CA	93933
Regional Agency	UC Monterey Bay Educational Science and Technology Center (UC MBEST)	Graham Bice	Managing Director	3180 Imjin Rd., Suite 104	Marina	CA	93933
Regional Agency	Base Realignment & Closure Office		Environmental Coordinator	P.O. Box 5008	Monterey	CA	93944
Regional Agency	CA Dept. of Parks & Recreation	Tish Sammon	Site Supervisor	2211 Garden Road	Monterey	CA	93940
Regional Agency	Pacific Gas & Electric Co.	Linda Y. H. Cheng	Vice President	77 Beale Street, 24th Floor, Mail Code B24W	San Francisco	CA	94105
Regional Agency	Monterey County Airport Land Use Commission	Joe Sidor & Dan Lister	Monterey County RMA Planning Department	168 W Alisal St 2nd Floor	Salinas	CA	93901
Regional Agency	Monterey County Building and Planning	Brian Washko	Assistant Director	P.O. Box 1208	Salinas	CA	93902
Regional Agency	Central Coast Regional Water Quality Control Board (RWQCB)	Dr. Jean-Pierre Wolff	Chair	895 Aerovista Place, Suite 101	San Luis Obispo	CA	93401
Regional Agency	US Fish & Wildlife Service	Mary Root	Assistant Field Supervisor	2493 Portola Rd. Ste. B	Ventura	CA	93003
Regulatory Agency	Monterey Reg. Water Pollution Control Agency (MRWPCA)		General Manager	5 Harris Ct.	Monterey	CA	93940
Regulatory Agency	UCSC National Reserve System	Gage Dayton	Director of Natural Reserves	1156 High Street	Santa Cruz	CA	95064
Regulatory Agency	CA Dept. of Fish & Wildlife	Charlton Bonham	Director	1416 9th St. - 12th floor	Sacramento	CA	95814
Regulatory Agency	CA Dept. of Fish & Wildlife - Monterey Field Office and Laboratory		Manager	20 Lower Ragsdale Dr., Suite 100	Monterey	CA	93940
Regulatory Agency	Monterey Bay Unified Air Pollution Control District (MBUAPCD)	Richard Stedman	Air Pollution Control Officer (APCO)	24580 Silver Cloud Court	Monterey	CA	93940
Regulatory Agency	Monterey Regional Waste Management District (MRWMD)	David Myers	General Manager	P.O. Box 1670	Marina	CA	93933
Regulatory Agency	Monterey County Water Resources Agency (MCWRA)	David Hart	Chair	P.O. Box 930	Salinas	CA	93902
Service Provider	The American Legion		Chair	694 Legion Way	Marina	CA	93933
Service Provider	Housing Authority of Monterey County	Jean Goebel	Executive Director	123 Rico Street	Salinas	CA	93907

Table A-1: Outreach Mailing List

Agency Type	Agency	Contact	Position	Address	City	State	Zip
Service Provider	Monterey County Workforce Housing Inc.		Director	751 Neeson Rd.	Marina	CA	93933
Service Provider	Monterey County Health Clinic		Clinic Manager	3155 De Forest Road	Marina	CA	93933
Service Provider	Behavioral Health Children's Services		Director	299 Twelfth Street, Suite A	Marina	CA	93933
Service Provider	Community Hospital of the Monterey Peninsula (CHOMP) - Peninsula Wellness Center		Director	2920 2nd Avenue	Marina	CA	93955
Service Provider	Disabled American Veterans	J.P.Nunn	Commander	PO Box 1385	Seaside	CA	93955
Service Provider	Monterey County Habitat for Humanity		Director	215 W Franklin St, Suite 305	Monterey	CA	93940
Service Provider	Monterey County Department of Social Services - Aging and Adult Services		Director	2620 First Ave.	Marina	CA	93933
Service Provider	Monterey County Area Agency on Aging	Kathleen Murray-Phillips	AAA Planner	1000 South Main Street Suite 301	Salinas	CA	93901
Service Provider	United Way Monterey County	Katy Castagna	President/CEO	60 Garden Court, Suite 350	Monterey	CA	93940
Service Provider	Housing Resource Center of Monterey County	Leila Emadin	Executive Director	201 A John St.	Salinas	CA	93901
Service Provider	Monterey County Military and Veteran's Affairs Office		Program Manager	3401 Engineer Lane	Seaside	CA	93935
Service Provider	Monterey Veterans Resource Center		Program Manager	40 Bonifacio Plaza	Monterey	CA	93940
Service Provider	Fleet & Family Support Center		Program Manager	1280 Leahy Road Monterey	Monterey	CA	93940
State Agency	State Clearinghouse - Office of Planning and Research	Ken Alex	Executive Director	1400 Tenth Street - P.O. Box 3044	Sacramento	CA	95812-3044
Transitional Housing	Shelter Outreach Plus - Homeward Bound	Sarahi Soto	Program Manager	3087 Wittenmyer Ct.	Marina	CA	93933
Transitional Housing	Shelter Outreach Plus - Lexington Court		Program Manager	3050 Lexington Ct.	Marina	CA	93933
Transitional Housing	Shelter Outreach Plus - Men in Transition	Sarahi Soto	Program Manager	3050 Lexington Ct.	Marina	CA	93933
Transitional Housing	Shelter Cove - Interim Inc.		Program Manager	604 Pearl St.	Monterey	CA	93940
Transitional Housing	Veterans Transition Center of Monterey County		Program Manager	220 12th St., Martinez Hall	Marina	CA	93933
Transitional Housing	Coalition of Homeless Service Providers		Program Manager	220 12th St., Martinez Hall	Marina	CA	93933
Transportation Agency	Transportation Agency for Monterey County (TAMC)		Executive Director	55-B Plaza Circle	Salinas	CA	93905
Transportation Agency	Caltrans District 5	Reinie Jones	Engineer	50 Higuera St.	San Luis Obispo	CA	93401
Transportation Agency	Monterey-Salinas Transit	Libby Downey	Chair	One Ryan Ranch Road	Monterey	CA	93940

Table A-1: Outreach Mailing List

Agency Type	Agency	Contact	Position	Address	City	State	Zip
Neighboring Jurisdictions	City of Salinas - Community Development Department		Senior Planner	65 W. Alisal St.	Salinas, CA	CA	93901
Neighboring Jurisdictions	County of Monterey - Resource Management Agency - Planning Services	Nadia Amador	Associate Planner	168 W. Alisal St., 2nd Floor	Salinas, CA	CA	93901
Neighboring Jurisdictions	City of Monterey - Planning Office	Kim Cole	Managing Principal Planner	570 Pacific St.	Monterey	CA	93940
Neighboring Jurisdictions	City of Carmel - Community Planning and Building	Marc Wiener	Acting Community Planning & Building Director	P.O. Drawer G, Carmel-by-the-Sea	Carmel-by-the-Sea	CA	93921
Neighboring Jurisdictions	City of Seaside Planning	Rick Medina	Senior Planner	440 Hartcourt Ave.	Seaside	CA	93955
Neighboring Jurisdictions	City of Pacific Grove - Planning Division	Anastazia Aziz	Senior Planner	300 Forest Ave.	Pacific Grove	CA	93950

Appendix B: Review of 2008-2014 Housing Element Accomplishments

The City of Marina reviewed and evaluated the 2008-2014 Housing Element, which originally covered the period July 1, 2009 through June 30, 2014, and was extended by SB 375 to December 15, 2015. Pursuant to Government Code Section 65588, each local government shall review its housing element as frequently as appropriate to evaluate all of the following:

- Section 65588 (a)(2): “Effectiveness of the housing element in attainment of the community’s housing goals and objectives.” The City of Marina reviewed the results of the previous Element’s goals, objectives, policies and programs. The results are quantified and/or qualified when possible.
- Section 65588 (a)(3): “Progress of the City in implementation of the housing element.” The City of Marina has compared what was projected or planned in the previous element and analyzed the differences between what was planned in the 2008-2014 Element and what was achieved.
- Section 65588 (a)(1): “Appropriateness of goals, objectives and policies in contributing to the attainment of the state housing goal.” Based on the above analysis, a determination has been made to keep the program as is, modify or eliminate the program in the 2015-2023 Element Update in Chapter 5, Goals, Objectives and Policies.

Table B-1: Review of 2008-2014 Housing Element Program Accomplishments

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	Continued Appropriateness in 2015-2023 Element
<i>Policy 1: Ensure that adequate vacant land or property suitable for residential development or redevelopment is available to meet the City's construction need as adopted by the Association of Monterey Bay Area Governments in the Final Draft Regional Housing Needs Plan 2007-2014 for Monterey and Santa Cruz Counties.</i>			
Program 1.1 Rezone within Downtown Specific Plan Area	Complete planning and re-zoning within the Downtown Specific Plan (DSP) area. In accordance with Government Code Section 65583.2(h), the rezoning within the Downtown Specific Plan should allow owner-occupied and rental multifamily uses by right, provide for a minimum of 27 acres that accommodate at least 20 units per site at a density of at least 20 units per acre, on a sufficient number of sites to accommodate the City's remaining RHNA allocation of 532 units. At least 50% of the sites designated for fulfilling the remaining lower income housing need shall be designated for residential use only.	<p>The City Marina was selected by AMBAG as a pilot community to calibrate the data collection and analysis techniques to be used to evaluate the housing needs and development potential for its member jurisdictions for the 2015-2023 Housing Element period.</p> <p>However, due to the elimination of Redevelopment in California in 2012 and the economic recession that impacted much of the region during the Housing Element planning period, the City did not have the staffing, financial resource, or development interest to complete the rezoning within the DSP area.</p>	As part of the 2015-2023 Housing Element update, the City included an assessment of its ability to accommodate its RHNA shortfall from the previous Housing Element cycle and the new RHNA cycle. Rezoning and upzoning may be necessary.
Program 1.2 Mixed Use/Increased Density – Development Incentives	Continue to promote mixed use development in commercial areas through incentives such as direct financial assistance through the Redevelopment Agency.	<p>Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed.</p> <p>The City's website encourages interested developers to contact the City for support in facilitating development opportunities.</p> <p>California eliminated Redevelopment Agencies in 2012. The City no longer had the financial capacity to offer direct assistance to facilitate affordable mixed use housing. Lack of water and housing market conditions also resulted to a virtual standstill of private market housing construction in the City during the past few years.</p>	This 2015-2023 Housing Element will include other incentives for fostering mixed use development in Marina.

Table B-1: Review of 2008-2014 Housing Element Program Accomplishments

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	Continued Appropriateness in 2015-2023 Element
Program 1.3 Mixed Use/ Increased Density/MST site	A minimum of 55 units to be constructed as part of the mixed-use component of the Monterey-Salinas Transit (MST) property adjacent to the Marina Transit Exchange. A minimum of 30 percent of the first 30 units shall be affordable to low income households earning no more than 80 percent of the current County median household income, plus 20 percent of the units above 30 shall be affordable at the levels specified in the City's inclusionary housing ordinance.	<p>No development has occurred on this site yet. However, on May 15, 2012, the Marina City Council approved entitlements for a three-story ±35,758 square foot building including 47 affordable age restricted housing units with a ±1,200 square foot community room on a ±1.7 acre project site located at 3098 De Forest Road, across the street from the MST site.</p> <p>This project is the first of three potential projects to be located at the Monterey-Salinas Transit Exchange site. This included Zoning Map Amendment ZM 2012-01 to rezone the former Post Office property for high density residential use.</p> <p>This project has not yet received funding. CHISPA is now seeking a tax credit allocation to build the units. CHISPA has raised 1.7 million in needed funds, along with \$300,000 Transportation for Livable Communities Grant from the Transportation Agency for Monterey County (TAMC) through the City. CHISPA applied for tax credits; however, funding was not awarded as of April 2016. CHISPA continues to seek tax credits for this project. It is anticipated that successful development of the CHISPA site as part of the Marina Transit Village will re-vitalize interest in the MST parcel.</p>	This program continues to be appropriate and is included in the 2015-2023 Housing Element.

Table B-1: Review of 2008-2014 Housing Element Program Accomplishments

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	Continued Appropriateness in 2015-2023 Element
Program 1.4 Mixed Use/Increased Density - Monitoring Housing Production	Develop a monitoring program to track the development of mixed use residential units in relation to the RHNA: for example in the Specific Plan areas of The Dunes, Marina Station, and Downtown.	Currently Black Bear building permit software is available to track housing construction data within the City of Marina. At the Dunes on Monterey Bay, building permits were issued for 108 units of affordable housing. Housing development within the Marina Station Specific Plan area and Downtown Marina has been slow to non-existent during the economic downturn.	This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 1.5 Mixed Use/Increased Density – Zoning Ordinance	Amend the Zoning Ordinance so that the development standards in the Commercial-Multi-Family Residential Zone for the maximum percentage of floor area devoted to residential applies to mixed use projects not buildings.	The City has amended the Zoning Ordinance to apply the maximum percentage of floor area to mixed use developments, not buildings.	This program has been completed and is removed from the 2015-2023 Housing Element.
Program 1.6 Encourage Lot Consolidation to Facilitate Housing Development	Develop a formal application process for parcel mergers to encourage and facilitate parcel consolidation to accommodate the development of housing opportunities. Consolidation will be promoted through incentives, as appropriate, such as direct financial assistance through the Redevelopment Agency (e.g. the use of RDA 20% housing set-aside funds).	The application form was prepared in August 2010 and has been posted on the City website.	This program is modified and included in the 2015-2023 Housing Element to promote lot consolidation in the City.
<i>Policy 2. Provide the opportunity for development of Marina's share of the region-wide housing need allocation (RHNA) for all income groups, as described in the AMBAG regional housing needs plan 2007-2014 for Monterey and Santa Cruz Counties.</i>			
Program 2.1 Density Bonuses Related to Income Restrictions	Continue to provide density bonuses for projects providing affordable units in accordance with state law. Where a housing project seeks a higher density pursuant to the State Density Bonus Law, the affordable housing requirements of Government Code Section 65915 as well as the City's inclusionary housing requirement shall apply.	The City continues to offer density bonus incentives consistent with State law. However, no housing development sought a density bonus during the last few years. Furthermore, the City will need to amend the Density Bonus Ordinance to comply with recent changes in State law regarding length of affordability control and replacement requirements.	This program is modified and included in the 2015-2023 Housing Element.

Table B-1: Review of 2008-2014 Housing Element Program Accomplishments

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	Continued Appropriateness in 2015-2023 Element
Program 2.2 Public Assistance to Non-Profits (new and rehabilitated affordable housing)	Continue to assist either directly (through RDA Housing set-aside funding) or indirectly (staff time), non-profit housing organizations and the County Authority in improving existing housing or providing new affordable housing, especially new ownership housing for moderate and lower income families or individuals.	<p>During the 2008-2014 Housing Element planning period, two affordable projects were constructed:</p> <ul style="list-style-type: none"> The 108-unit University Villages by the South County Housing was completed in 2012 and financed primarily with Low Income Housing Tax Credit (LIHTC) and HOME funds administered by the State Department of Housing and Community Development (HCD). The 21-unit Rockrose Gardens by Interim, Inc. provides permanent supportive housing for persons with psychiatric disabilities. HUD Section 811, Mental Health Services Act, State HOME program, and Neighborhood Revitalization Program funds were the primary funding sources for this project. The Rockrose Gardens was an adaptive reuse/reconstruction of abandoned military housing. <p>In addition, one ownership low income housing unit was constructed with the assistance of redevelopment funds in 2010.</p> <p>With the dissolution of Redevelopment, the City has little financial capacity to directly subsidize affordable housing development. However, the City will work with non-profit developers to pursue funding to further the Housing Element goals.</p>	This program is modified and included in the 2015-2023 Housing Element.

Table B-1: Review of 2008-2014 Housing Element Program Accomplishments

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	Continued Appropriateness in 2015-2023 Element
Program 2.3 Inclusionary Requirements Housing	<p>All new development or redevelopment of 20 or more units and all existing occupied housing in Marina's former Fort Ord (as of July 1, 2003) is required to provide at minimum a specified number of housing units affordable to specific income groups according to the affordability distribution specified in Section 17.45 of the Marina Municipal Code and General Plan. Amend the General Plan and Zoning Ordinance to change the total affordable requirement in existing housing in Marina's former Fort Ord, occupied as of July 1, 2003, to twenty (20) percent.</p>	<p>The Housing Element of the Marina General Plan requires a 20% inclusionary requirement on the former Fort Ord. Specific Plans (Dunes on Monterey Bay Specific Plan and the Marina Heights Specific Plan) and the Cypress Knolls Tentative Map on the former Fort Ord require 20% affordable housing.</p> <p>Marina Municipal Code (MMC) Section 17.05.030 C (2) requires a 40% total affordable requirement on the former Fort Ord.</p> <p>The Housing Element and Specific Plans supersede the Municipal Code and thus this is a technicality, remedy of which is on hold due to lack of staff resources.</p> <p>Within Downtown Marina, a Specific Plan is required for each development proposal allowing for flexibility in site design through development standards and design guidelines.</p> <p>Overall, affordable units have been completed in Marina. These include including South County Housing (108 units) and Interim Inc. Rockrose Gardens (21 units). In addition, AMCAL's Promontory @ CSUMB provides 176 two-, three-, and four-bedroom student apartments. Both South County and AMCAL were constructed pursuant to a Specific Plan.</p>	<p>This continues to be appropriate and is included in the 2015-2023 Housing Element.</p>
Program 2.4 Re-Zone Additional land for Mobile Home Park	<p>Consider re-zoning additional land for use and development of a new mobile home park.</p>	<p>Consideration of potential sites ongoing. Section 17.060.050.A of the Zoning Ordinance requires minimum lot area for a mobile home park of five acres.</p>	<p>Continue program in the 2015-2023 Housing Element</p>

Table B-1: Review of 2008-2014 Housing Element Program Accomplishments

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	Continued Appropriateness in 2015-2023 Element
Program 2.5 Preferential Housing for Marina Workers and Residents	Monitor ongoing administration of Below Market Rate housing to ensure thirty percent of units for sale or rent are made available according to the priority preference categories established in the "BMR Administrative Policies and Procedures" adopted by the City Council on January 8, 2008 and as amended.	Due to lack of construction there were no new home ownership opportunities in 2012. Alliance Residential, on behalf of the City and the Fort Ord Reuse Authority, continues to monitor the waiting list administration of BMR units at the Abrams and Preston Park housing areas.	Ongoing administration of BMR program with priority preferences is included in the 2015-2023 Housing Element.
<i>Policy 3. Ensure that City site improvement standards, development review procedures, and development fees do not form an undue constraint to the development, conservation, and rehabilitation of housing.</i>			
Program 3.1 Improvement Standards Review	Every three years, review Zoning Ordinance, site improvement standards and development procedures to ensure that standards and procedures do not unnecessarily constrain the development, conservation, and rehabilitation of affordable housing.	With limited staffing and development interests due to the housing market conditions, the City did not make significant changes to its development standards. Review of procedures and standards to facilitate development projects is an ongoing, every day activity.	This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 3.2 Remove Construction Constraints	City shall not impose regulatory constraints to the usage of alternative building methods and materials including recycled, environmentally friendly and "green" materials in the construction of residential dwelling units. Such units shall comply with the UBC and any other applicable codes or ordinances.	There are no regulatory constraints to the use of green building materials in Marina. The City adopted the State's standard Green Building Code in Chapter 15 of the Marina Municipal Code. The City's Chief Building Official is a certified Green Building Official.	The City complies with the State Green Building Code. This program is routine and is removed from the 2015-2023 Housing Element as a specific housing program.
<i>Policy 4. Seek resources to financially assist the private sector in providing low and moderate income housing without creating a significant long-range fiscal burden on the community.</i>			
Program 4.1 Tax Exempt Low Cost Financing	Contingent upon adequate staff resources, pursue new and/or reauthorized programs and funding sources (including Mortgage Revenue Bonds) that provide tax-exempt low cost financing to developers.	Without the tools of Redevelopment, the City is not likely to directly engage in issuing bonds to finance affordable housing projects. City staff in all departments including the Community Development Department, monitor potential grants and funding sources through websites, newsletters, NOFAs, and presentations at conferences.	This program is not included in the Housing Element.

Table B-1: Review of 2008-2014 Housing Element Program Accomplishments

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	Continued Appropriateness in 2015-2023 Element
Program 4.2 First Time Homebuyer Program	Establish programs to assist first-time homebuyers timed to facilitate purchase of newly constructed homes.	Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. The timing of creating the first-time homebuyer programs is deferred until the pace of new construction picks up.	The 2015-2023 Housing Element includes a program (Affordable Housing Resources) to pursue funding for housing assistance, including but not limited to first-time homebuyer assistance.
<i>Policy 5. Continue to use rehabilitation programs to upgrade housing units throughout the City.</i>			
Program 5.1 Housing Rehabilitation Program for Elderly and Disabled.	Continue to offer housing rehabilitation/emergency repair loans and grants for the elderly and disabled. Quantifiable Goal: Four per year	Between 2010 and 2011, 24 elderly and disabled households were assisted with rehabilitation grants and loans. Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. The Redevelopment Housing Fund was unfunded.	The 2015-2023 Housing Element includes a program (Affordable Housing Resources) to pursue funding for housing assistance, including but not limited to housing rehabilitation for the elderly and disabled.
Program 5.2 Property Inspection/Code Enforcement	Continue use of the Property Inspection Program and code enforcement authority of the Building Division to identify nuisance structures upon property sale or transfer and require abatement prior to completion of the sale or transfer, contingent upon availability of adequate staff.	This is an ongoing program.	This program is included in the 2015-2023 Housing Element.
Program 5.3 At-Risk Maintenance Monitoring	Contingent upon adequate staff resources, the City shall monitor "at-risk" projects that have been acquired by nonprofit or for-profit entities during the ten-year analysis period, to ensure that properties are well-managed and well-maintained in accordance with the City's Zoning Ordinance and Building Code standards.	Affordable housing funded with State and federal funds are monitored by the funding agency annually for compliance with affordability requirements and housing quality standards.	This program is not included in the 2015-2023 Housing Element as a specific City housing program.

Table B-1: Review of 2008-2014 Housing Element Program Accomplishments

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	Continued Appropriateness in 2015-2023 Element
<i>6. Continue to encourage the conservation of existing dwelling units.</i>			
Program 6.1 Mobile Home Park Rezoning	Consider the re-zoning of existing mobile home parks with a residential zone district that allows mobile home parks as the only allowed use and modifying the General Plan Community Land Use Element as needed.	<p>On October 4, 2011, the Marina City Council, as an alternative to adopting a Mobile Home Conservation District for the existing parks, adopted a Mobile Home Rent Stabilization Ordinance (Marina Municipal Code Chapter 5.72) (Ordinance 2011-05).</p> <p>The purposes of the Ordinance are to: prevent excessive and unreasonable increases in mobile home park space rents; prevent the exploitation of the shortage of available mobile home park spaces in the City and neighboring areas; enable mobile home owners to preserve their equity in their mobile homes; permit mobile home park owners to receive a fair return; and help preserve affordable space rents within the City.</p>	This program is not included in the 2015-2023 Housing Element. Instead, the Element includes the new Mobile Home Rent Stabilization program.
Program 6.2 Conservation of At-Risk Units: Monitoring	Monitor owners on a semi-annual basis to determine owners' interest in selling, pre-paying or terminating participation in a subsidy program.	The 2008-2014 Housing Element identifies three projects with Section 8 restrictions that may be expiring in 2015 and 2016. These were actually projects with affordable units in exchange for Density Bonus incentives. Without funding to provide further incentives, affordability controls on these units have expired.	The City will continue to monitor the affordability controls on existing affordable units. This program is modified and included in the 2015-2023 Housing Element.
Program 6.3 Conservation of At-Risk Units: Notification	Monitor and respond to any Notice of Intent or Plan of Action that may be filed for a project; send copies received to the State, notify HUD of probable impact of changes in project affordability controls and recommend possible participation, and actively participate in the plan of action process to encourage transfer to a non-profit organization that will maintain the affordability restrictions for the life of the project. After reviewing a submitted plan of action, affected tenants shall be informed of any programs available to assist them in preserving their units.	See discussion under Program 6.2.	This program is merged with the At-Risk Units: Monitoring program and included in the 2015-2023 Housing Element.

Table B-1: Review of 2008-2014 Housing Element Program Accomplishments

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	Continued Appropriateness in 2015-2023 Element
Program 6.4 Conservation of At-Risk Units: Displacement Assistance.	Monitor projects with approval to convert to ensure that any required or available assistance to displaced tenants is carried out in a timely manner. Projects that may be subject to other state or local requirements regarding the provision of assistance to displaced tenants should also be monitored	See discussions under Program 6.2.	This program is merged with the At-Risk Units: Monitoring program and included in the 2015-2023 Housing Element.
<i>Policy 7. Support and initiate, where feasible, public and private energy conservation programs which will reduce the energy needs and costs of housing in Marina.</i>			
Program 7.1 Energy Conservation	Assist homeowners and renters in securing energy audits through local utility companies and programs such as those offered by the Association of Monterey Bay Area Governments by: providing informational flyers available at City offices, public buildings, and special events; making announcements at City Council meetings, links to the City's website and facilitating articles in local newspapers to advertise funding sources for making changes that include energy conservation fixtures and devices.	The City continues to work with AMBAG's Energy Watch Program by distributing information flyers at City offices and the Marina Public Library and informing people verbally of AMBAG's programs.	This ongoing program is included in the 2015-2023 Housing Element.
Program 7.2 Promotion of Solar Energy	Encourage the utilization of solar energy in new home construction, for example, in conditions of approval for large residential projects. Beginning In 2010, all new single-family units constructed in subdivisions of more than 50 units must be wired for solar and offer solar energy as an option.	The South County project has installed photovoltaics on the roof of the community building. In addition, the City continues to see the installation of PV systems in existing single-family homes.	This program is ongoing and is merged with Program 7.1 in the 2015-2023 Housing Element.
Program 7.3 Green Building Ordinance	Adopt a Green Building Ordinance.	The City Council adopted the Green Building Ordinance in December 2010.	This program has been completed and is not include in the 2015-2023 Housing Element.

Table B-1: Review of 2008-2014 Housing Element Program Accomplishments

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	Continued Appropriateness in 2015-2023 Element
<i>Policy 8. Pursue and monitor funding sources at the federal, state or local levels that may become available for the preservation of at-risk projects and construction of new affordable housing, particularly those sources that facilitate nonprofit acquisition.</i>			
Program 8.1 Affordable Housing Preservation and Construction Assistance	Contingent upon adequate staff resources, the city shall pursue and monitor various state and federal funding sources on an annual basis to increase the stock of affordable housing in the City.	Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. City staff in the Community Development Department continue to monitor state and federal housing funding sources through email alerts, reading, periodicals, websites and presentations at conferences.	This ongoing program is included in the 2013-2025 Housing Element as part of an Affordable Housing Resources program.
<i>Policy 9. Assist low and moderate income families through the very low to moderate income housing set-aside funds of the Marina Redevelopment Agency.</i>			
Program 9.1 <i>RDA Assistance – Low and Moderate Income Housing Fund</i>	Continue to use Low to Moderate Income Housing Set-Aside funds and, as feasible, non-housing set-aside funds, to support housing rehabilitation and development in Marina's Redevelopment Areas.	Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. The Redevelopment Housing Fund was unfunded in 2012.	This program is removed from the 2015-2023 Housing Element.
Program 9.2 <i>RDA Assistance – Down Payment Funds</i>	Provide down payment funds for the non-profit acquisition of at-risk projects in the Redevelopment Area through the Housing Set-Aside funds, where financially feasible.	Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. The Redevelopment Housing Fund was unfunded in 2012.	This program is removed from the 2015-2023 Housing Element. However, other programs have been included to monitor and work to preserve at-risk housing in the City.
<i>Program 9.3 RDA Assistance – Housing Sites</i>	Facilitate the redevelopment of vacant and underutilized sites for low to moderate income housing through purchase of available sites and offering the sites for the development of affordable housing.	Effective February 1, 2012, the Marina Redevelopment Agency was dissolved in early 2013 unstaffed. The Redevelopment Housing Fund was unfunded in 2012.	This program is removed from the 2015-2023 Housing Element. However, other programs have been included to pursue funding and facilitate affordable housing in the City.

Table B-1: Review of 2008-2014 Housing Element Program Accomplishments

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	Continued Appropriateness in 2015-2023 Element
<i>Policy 10. Support efforts to minimize and prevent housing discrimination in compliance with state law on the basis of race, color, sex, sexual orientation, religion, age, marital status, children (i.e., families with children), or disability.</i>			
Program 10.1 Fair Housing Outreach	Continue to encourage the efforts of the Mediation Center of Monterey County and refer all alleged cases of discrimination to them. The City shall also continue to encourage efforts by the Monterey County Housing Authority to investigate discrimination whenever alleged cases of discrimination are reported. In addition, the City shall publicize the anti-discrimination services of these organizations by posting available informational flyers at the Marina Post Office, the City Library, the City Community Center, and at City Hall.	Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. For 2011/12 the RDA Housing Fund contributed \$4,000 to the Mediation Center of Monterey County. After February 1, 2012, further contributions are not an enforceable obligation under the Successor Agency. A link to the Conflict Resolution and Mediation Center of Monterey County is posted on the City web site.	This program is modified and included in the 2015-2023 Housing Element. Efforts will focus on publicizing available resources and referral to services.
<i>Policy 11. Provide opportunity for and encourage the development of adequate housing for the City's special needs groups including the elderly, handicapped, large families, single parent families, farm workers, and those in need of emergency shelter.</i>			
<i>Program 11.1 Special Needs Housing for Seniors and Disabled</i>	Support the efforts of non-profit groups to provide housing for the elderly and disabled by making City staff available to assist with project development.	While the City no longer has the financial capacity to directly facilitate housing for special needs groups, the City will continue to support and assist in the development of such housing by private/nonprofit developers.	This program is included in 2015-2023 Housing Element as part of the overall program to facilitate affordable housing in the City.

Table B-1: Review of 2008-2014 Housing Element Program Accomplishments

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	Continued Appropriateness in 2015-2023 Element
<i>Program 11.2 Special Housing Needs for Disabled Persons: Removal of Constraints and Monitoring Program</i>	Adopt a reasonable accommodation ordinance to assist persons with disabilities. Ongoing review of Zoning Ordinance to identify and remove any constraints and ensure that reasonable accommodations are provided in regard to ensuring housing opportunities for persons with disabilities.	<p>On June 14, 2011, the Marina City Council adopted Ordinance No. 2011-03, permitting transitional and supportive housing as a residential use of property in all residential zoning districts.</p> <p>As defined within the Municipal Code, the target population for transitional and supportive housing means persons with low incomes having one or more disabilities, including adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.</p> <p>However, the City has not yet adopted a Reasonable Accommodation Ordinance.</p>	This program is included in the 2015-2023 Housing Element, as part of the overall program to facilitate special needs housing and program to remove governmental constraints.
<i>Program 11.3 Emergency Shelters, Transitional and Supportive Housing</i>	Amend all residential zoning districts in the Zoning Ordinance to permit interim/transitional housing, and supportive housing as a residential use , subject only to those regulations that apply to other residential dwelling of the same type in the same zoning (i.e. multifamily in a multifamily zone). Amend the Zoning Ordinance to allow emergency shelters in the R-4 and C-R zones. These zones are suitably located near transportation and other services. There are 214.70 acres zoned R-4 and 35.10 acres zoned C-5 that contain available sites with sufficient capacity to allow for at least one year round shelter. Amend Zoning Ordinance definitions of emergency shelters, interim/transitional housing and supportive housing to be consistent with State law.	On June 14, 2011, the Marina City Council adopted Ordinance No. 2011-03, amending Marina Municipal Code Chapters 17.04 (Definitions), 17.14 (R-1 or Single Family Residential District), 17.16 (R-2 or Duplex Residential District), 17.18 (R-3 or Limited Multiple-Family Residential District), 17.20 (R-4 or Multiple-Family Residential District), 17.21 (C-R or Commercial/Multiple-Family Residential District) and 17.26 (PC or Planned Commercial District) defining emergency shelters, transitional housing and supportive housing consistent with State law; permitting transitional and supportive housing as a residential use of property in all residential zoning districts and allowing emergency shelters in the R-4 and C-R Zoning Districts.	This program has been completed and is not included in the 2015-2023 Housing Element.

Table B-1: Review of 2008-2014 Housing Element Program Accomplishments

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	Continued Appropriateness in 2015-2023 Element
<i>Program 11.4 Special Needs Housing For Single Parent Families</i>	pursue funds to partially or completely assist the development of on-site daycare and/or after-school childcare facilities	Staff has not identified potential sites for new day care facilities. Despite fiscal constraints and budget pressures, the City of Marina Department of Recreation and Cultural Services continues to offer a variety of quality after school programs. As a result, the City of Marina was recognized in the years 2011 and 2012 by America's Promise Alliance as one of the 100 Best Communities for Young People.	This program is included in 2015-2023 Housing Element as part of the overall program (Affordable Housing Resources) to facilitate affordable housing in the City.
<i>Policy 12. Seek to ensure the availability of an adequate water supply to serve the long-term housing needs of the city.</i>			
Program 12.1 Collaboration with Water Resource Agencies	Continue to work with the Marina Coast Water District, Fort Ord Reuse Authority and other appropriate agencies to secure sufficient water resources to meet the expected needs of projected housing developments beyond the year 2015.	Staff continues to participate with the MCWD and FORA to monitor land development entitlements in relation to the City's water allocation and available water supply.	As an ongoing activity, this program is included in the 2015-2023 Housing Element.
<i>Policy 13. Minimize greenhouse gas emissions</i>			
<i>Program 13.1 Minimize Greenhouse Gas Emissions</i>	To assist local governments, the State of California Attorney General has prepared and maintains through updates, a list of "Generally Applicable Global Warming Measures" that are known to reduce the global warming related impacts of a project. As appropriate, incorporate these measures as design features of a project, to reduce project specific greenhouse gas emissions to the maximum extent feasible.	City staff ensures that all land development projects incorporate best management practices to achieve greenhouse gas emissions reductions, and encourage LEED or equivalent certification for all developments with the goal of reducing Marina's greenhouse gas emissions over time. These measures are, wherever feasible, incorporated into project design, through developer/staff negotiations, rather than as project mitigation.	As an ongoing activity, this program is included in the 2015-2023 Housing Element.

Appendix C: Detailed Sites Inventory

Table C-1: Central Marina Sites Inventory (no Downtown Marina Sites)

Map ID	APN	Property Address	Acres	Sq. Ft.	General Plan Land Use	Existing Use	Zone	Min. Density (du/ac)	Underutilization Potential	Residential Development Potential (Units)
C-1										
1	032-141-029	432 Reservation Rd.	0.73	31,799	Visitor-Serving	Vacant	C-1	20	Vacant	14
2	032-141-030	430 Reservation Rd.	0.24	10,454	Visitor-Serving	Vacant	C-1	20	Vacant	4
3	032-111-023	150 Reservation Rd.	0.83	36,155	Visitor-Serving	Vacant	C-1	20	Vacant	16
4	033-111-025	130 Reservation Rd.	0.37	16,117	Visitor-Serving	Vacant	C-1	20	Vacant	7
5	033-111-033	120 Reservation Rd.	1.96	85,378	Visitor-Serving	Vacant	C-1	20	Vacant	39
Subtotal			4.13	179,903						80
C-2										
6	031-121-004	Reservation Rd. & Imjin Rd.	3.19	138,956	Retail/Service	Vacant	C-2	8	Vacant	25
7	032-121-042	425-435 Reservation Rd.	1.61	70,132	Office Research	Vacant	C-2	8	Vacant	12
8	033-011-006	3320 Abdy Way	2.07	90,169	Single Family	Vacant	C-2	8	Vacant	16
Subtotal			6.87	299,257						53
R-1										
9	033-024-003	3244 Del Monte Blvd.	1.04	45,302	Single Family	3 housing units	R-1	4	Current use does not match General Plan/Zoning Potential	4
10	033-341-022	353 Reindollar Ave.	0.29	12,632	Single Family	1 housing unit	R-1	4	Current use does not match General Plan/Zoning Potential	1
11	032-341-023	347 Reindollar Ave.	0.65	28,314	Single Family	1 housing unit	R-1	4	Current use does not match General Plan/Zoning Potential	2
12	032-352-001	3051 California Ave.	0.14	6,098.4	Single Family	Vacant	R-1	4	Vacant	1
13	032-352-002	3053 California Ave.	0.14	6,098.4	Single Family	Vacant	R-1	4	Vacant	1
14	032-352-003	3055 California Ave.	0.14	6,098.4	Single Family	Vacant	R-1	4	Vacant	1
15	032-352-004	3057 California Ave.	0.14	6,098.4	Single Family	Vacant	R-1	4	Vacant	1
16	032-352-005	3059 California Ave.	0.15	6,534	Single Family	Vacant	R-1	4	Vacant	1
17	032-352-006	3061 California Ave.	0.13	5,663	Single Family	Vacant	R-1	4	Vacant	1
18	032-352-007	3063 California Ave.	0.14	6,098.4	Single Family	Vacant	R-1	4	Vacant	1
19	032-383-053	414 Reindollar Ave.	1.51	65,776	Single Family	Church	R-1	4	Current building and parking occupy 1/3 of parcel	6
20	033-011-008	3302 Abdy Way	0.20	8,712	Single Family	Vacant w/parking	R-1	4	Vacant w/parking	1

Table C-1: Central Marina Sites Inventory (no Downtown Marina Sites)

Map ID	APN	Property Address	Acres	Sq. Ft.	General Plan Land Use	Existing Use	Zone	Min. Density (du/ac)	Underutilization Potential	Residential Development Potential (Units)
21	033-011-009	3300 Abdy Way	0.23	10,019	Single Family	Vacant w/parking	R-1	4	Vacant w/parking	1
22	033-012-025	179 Healy Ave.	0.17	7,405	Single Family	Vacant	R-1	4	Vacant	1
23	033-031-005	3360 Drew St.	0.85	37,026	Single Family	1 housing unit	R-1	4	Current use does not match General Plan/Zoning Potential	3
Subtotal			5.92	257,875						26
R-4										
24	032-031-001	3298 Del Monte Blvd	0.22	9,583	Multi-Family	Motel w/parking	R-4	15	Parcel more than 50% vacant	3
25	032-031-003	3298 Del Monte Blvd	1.71	74,488	Multi-Family	Motel w/parking	R-4	15	Parcel more than 50% vacant	25
26	032-151-012	3141 A & B California Ave.	0.38	16,553	Multi-Family	2 housing units	R-4	15	Current use does not match General Plan/Zoning Potential	5
27	032-151-013	3139 A & B California Ave.	0.40	17,424	Multi-Family	2 housing units	R-4	15	Current use does not match General Plan/Zoning MF Potential.	6
28	032-151-014	3137 A & B California Ave.	0.39	16,988	Multi-Family	2 housing units	R-4	15	Current use does not match General Plan/Zoning MF Potential.	5
29	032-212-007	331 Carmel Ave.	0.27	11,761	Multi-Family	1 housing unit	R-4	15	Parcel more than 50% vacant. Current use does not match General Plan/Zoning MF Potential.	4
30	033-141-023	184 Paddon Pl.	0.56	24,394	Multi-Family	1 unit	R-4	15	Current use does not match General Plan/Zoning MF Potential	8
Subtotal			3.93	171,191						56
Total			20.85	908,226						215

Notes:

1. R-1 : 8 units/acre use 4 du/ac as min; 1du/6000sf lot
2. R-4: 15 units/acre min 15 du/ac; max 35 du/ac
3. C-1: 25 units/acre use 20 du/ac for min; max 25 du/ac
4. C-2: 8 units/acre max 1unit/5000sf: 8 u/ac
5. C-R: 20 units/ acre 20-35 du/ac for residential only; max 25 du/ac for mixed use; max 43 du/ac or bedrooms/ac for building sites developed for hotels, motels, boarding houses, single-room occupancy housing, affordable senior multiple dwellings

Table C-2: Downtown Marina Sites Inventory

Map ID	APN	Property Address	Acres	SQ. FT	General Plan Land Use	Existing Use	Zone	Min. Density (du/ac)	Maximum Residential Development Potential (Units)
C-1									
1	032-091-054	265 Reservation Rd.	3.32	144,493	Retail/Service	Com. Bldg. and Parking	C-1	20	66
2	032-121-024	331-335 Reservation Rd.	1.01	43,813	Retail/Service	Vacant	C-1	20	20
3	032-171-018	3125 De Forest Rd.	1.51	65,804	Retail/Service	Vacant	C-1	20	30
4	032-171-026	272 Reservation Rd.	7.39	322,116	Retail/Service	Com. Bldg. and Parking	C-1	20	147
5	032-171-033	3141 Crescent Ave.	0.60	26,352	Retail/Service	Vacant	C-1	20	12
6	032-181-002	204-212 Reservation Rd.	2.06	89,687	Retail/Service	Mixed Res. and Com.	C-1	20	41
7	032-181-003	214-222 Reservation Rd.	2.04	88,748	Retail/Service	Mixed Res. and Com. w/Parking	C-1	20	40
8	032-191-002	3120 Del Monte Rd.	0.42	18,439	Retail/Service	Com. w/parking	C-1	20	8
9	032-192-019	3112-3116 Del Monte Blvd.	0.60	26,282	Retail/Service	Com. w/parking	C-1	20	12
10	032-303-039	3074 Del Monte Blvd.	0.52	22,864	Retail/Service	Com. w/parking	C-1	20	10
Subtotal			19.47	848,598					386
C-2									
11	032-121-018	355 Reservation Rd.	0.99	43,199	Office Research	Vacant	C-2	8	7
12	032-121-020	383 Reservation Rd.	1.06	46,013	Office Research	Vacant	C-2	8	8
Subtotal			2.05	89,212					15
C-R									
13	032-201-003	271 E. Carmel Ave.	1.03	44,759	Mixed Use	Church	C-R	20	20
14	032-201-004	273 Carmel Ave.	2.01	87,373	Mixed Use	2 housing units	C-R	20	40
15	032-201-005	283 Carmel Ave.	1.92	83,709	Mixed Use	2 housing units	C-R	20	38
16	032-201-027 (new APN #'s 032-202-001 to -007)	271 1/2 Seacrest Ave.	0.35	15,186	Mixed Use	1 housing unit	C-R	20	7
17	032-201-028	3108 Seacrest Ave.	0.20	8,552	Mixed Use	Vacant	C-R	20	4
18	032-201-031	271 Carmel Ave.	0.17	7,379	Mixed Use	Parking	C-R	20	3
19	032-311-009	225 Cypress Ave.	0.29	12,836	Mixed Use	3 housing units	C-R	20	5
20	032-311-022	231 A & B Cypress Ave.	0.57	25,001	Mixed Use	5 housing units	C-R	20	11
Subtotal			6.54	284,795					128
R-1A									
21	032-192-051	205 Mortimer Ln.	1.17	51,132	Single Family/Agri.	Vacant	R-1A	4	4
Subtotal			1.17	51,132					4

Table C-2: Downtown Marina Sites Inventory

Map ID	APN	Property Address	Acres	SQ. FT	General Plan Land Use	Existing Use	Zone	Min. Density (du/ac)	Maximum Residential Development Potential (Units)
R-4									
22	032-211-004	3117 Crescent Ave.	0.21	9,088	Multi-Family	1 housing unit	R-4	15	3
23	032-211-005	3115 Crescent Ave.	0.20	8,578	Multi-Family	1 housing unit	R-4	15	3
24	032-211-012	3109 Crescent Ave.	0.21	9,308	Multi-Family	1 housing unit	R-4	15	3
25	032-212-016	3100 Crescent Ave.	0.22	9,784	Multi-Family	Vacant	R-4	15	3
Subtotal			0.84	36,758					12
Total			30.07	1,310,495					545

Figure C-1: Downtown Marina Sites Inventory (Index of Focus Map Locations)

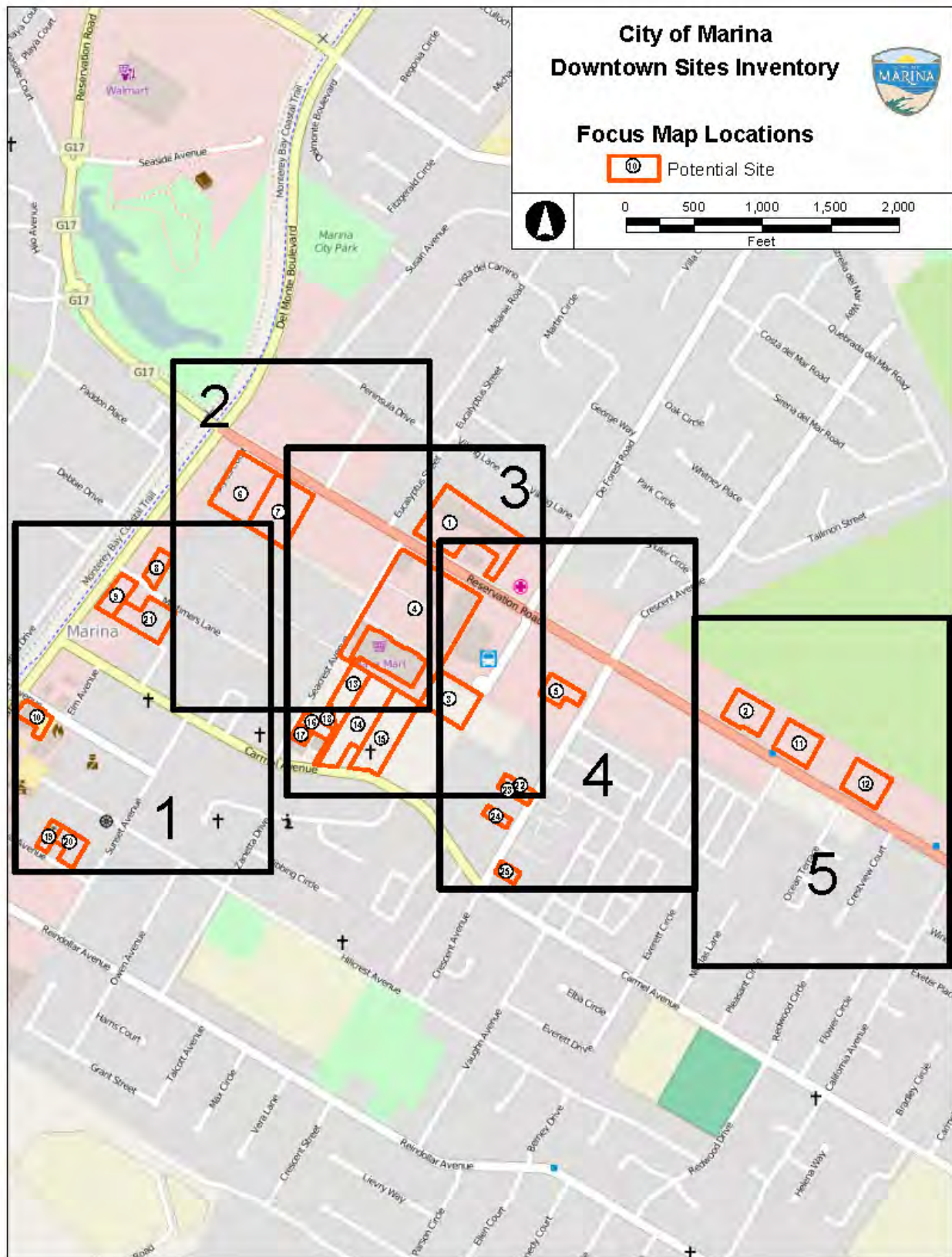


Figure C-2: Downtown Marina Sites Inventory (Focus Map 1)



Figure C-3: Downtown Marina Sites Inventory (Focus Map 2)



Figure C-4: Downtown Marina Sites Inventory (Focus Map 3)



Figure C-5: Downtown Marina Sites Inventory (Focus Map 4)



Figure C-6: Downtown Marina Sites Inventory (Focus Map 5)

